



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

August 13, 2012

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin
6:00 p.m.

AMENDED – Specifies addresses for old project updates (Item 6. b.) and adds
1114 W Main Street

1.	Call to order and Roll Call.
2.	<u>Hearing of Citizen Comments.</u> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Approval of the Plan Commission minutes of: July 9, 2012.
4.	Review proposed 12,400 sq. ft. warehouse addition to be located at 1215 N. Universal Blvd. for Lavelle Industries Inc.
5.	Hold a public hearing for consideration of an amendment to the Conditional Use Permit to increase the hours of operation of the outdoor café to 8 a.m. until the State of Wisconsin “Class B” liquor alcohol licensee closing time hours (current law closing time is: Mon-Fri 2 a.m.; Sat and Sun 2:30 a.m.); to allow for portable/mini bar use on the patio; and to allow live entertainment on the patio at 111 W. Whitewater Street (Lakefront Pub) for Christ Christon.
6.	Information Items: a. Update on the status of the Zoning Rewrite. b. Old project updates on 224 S. Wisconsin Street; 124, 130 and 140 S. Prince Street; 1114 W. Main Street c. Possible future agenda items. d. Next regular Plan Commission Meeting – September 10, 2012
7.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
July 9, 2012

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Vice-Chairperson Binnie called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Lynn Binnie, Rod Dalee, Bruce Parker, Daniel Comfort, Donna Henry.

Absent: Karen Coburn, Greg Meyer, Jacob Henley, Cort Hartmann.

Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes of May 14, 2012. Moved by Parker and seconded by Comfort to approve the Plan Commission minutes of May 14, 2012. AYES: Binnie, Dalee, Parker, Comfort, Henry. NOES: None. ABSENT: Meyer, Henley, Coburn, Hartmann.

Review refrigerated warehouse addition to the existing building located at 729 E. Executive Drive for Golden State Foods. City Planner Birkeland explained that Golden State Foods is planning a 45,000 sq. ft. addition to the south of the current building. This will be refrigerated space. The existing building has warehouse and cold storage space. The cold storage will be moved into the new area which will allow for some reconfigured office space. There will be 88 new parking stalls, making a total of 113 stalls. There will be a curb cut for a new driveway from Newcomb Street to allow for access to the maintenance and engine rooms; and a new driveway on the northeast corner of the property is for truck egress. The trucks will enter through the existing driveway and exit through the northeast driveway. New gates will be provided for each driveway. Exit Only and Enter Only signs should be considered to formally direct traffic. Stop signs are to be installed at all exits, per the City Engineer. The large 4 foot berm on the west side of the property will be removed and rebuilt to allow for the west side parking area. The landscaping plan has met the requirements and has been reviewed and approved by the City Forester and the Urban Forestry Commission. The lighting for the truck wash and fueling station is higher than the rest of the lighting on the site. This area is located in the middle of the site and will not affect any spillage of light at the property lines. At the property lines, the lighting is well under requirements. City Staff is not requiring a change in this lighting. The applicant will be installing a new 10-inch water main proposed to be installed across N. Newcomb Street and into the site to service two new private fire hydrants. Fire Chief, Don Gregoire, has reviewed and approved this plan for hydrants and access to those hydrants. Golden State Foods will work with the Director of Public Works, Dean Fischer, to see if there is an opportunity to install this water main crossing while Newcomb Street is closed later this

summer. The developer will continue to work with Strand and Associates, the City Engineer, on the storm water management.

The Plan Commission voiced concerns of: vision triangles at both the Newcomb Street entrance and the exit onto E. Executive Drive; installing a new access onto a State highway; making sure the Fire Department has access to the fenced in area of the property; and the request of a fence to be installed around the pond on the west side of the property near N. Newcomb Street (for safety reasons).

City Planner Birkeland stated the vision triangles would be checked out to make sure they were in compliance. She also noted that the City does not need permission from the State to install a new access onto a State highway, they just need to notify the State that it is being done.

Brandon Lemmons, ARCO National, explained that the Fire Department will have access to the fenced in area of the property, gates will be installed. He also noted that the new water main will be coming in from Newcomb Street (the changes may not have been noted on all the plans). Lemmons also stated that they would be a good neighbor and put a fence around the pond on the Newcomb Street side of the property. The pond at the back of the property would be inside the fenced in area.

Moved by Parker and seconded by Henry to approve the refrigerated warehouse addition to the existing building located at 729 E. Executive Drive for Golden State Foods subject to the conditions of the City Planner and to add a fence around the detention pond near N. Newcomb Street. AYES: Binnie, Dalee, Parker, Comfort, Henry. NOES: None. ABSENT: Meyer, Henley, Coburn, Hartmann. (See Staff Report for conditions of approval.)

Public hearing for a Conditional Use Permit for a “Class B Beer and Liquor License” for LIPIS, INC. d/b/a Jessica’s Restaurant, Ilmi Shabani, Agent, to serve beer and liquor by the bottle or glass, and to expand the license to the sidewalk café area located south of the building at 140 W. Main Street. City Planner Birkeland gave a brief history of the business: September 2010 they expanded their business into the adjacent building with their banquet rooms; December 2010 they received their Class C Wine and Class B Beer license; and at this meeting they are requesting approval of their conditional use permit to allow them to have a “Class B Beer and Liquor” license in order to serve drinks in their banquet facilities. They plan to have a movable cart inside the banquet room for serving drinks there. Eventually they will install a service bar in the back of the restaurant area. There will be no stools at the service bar.

When asked about the limit of the number of City of Whitewater beer and liquor licenses, City Attorney McDonnell explained that at this time all the available licenses are taken. This license was available from the Sugar Bay Greenhouse Café. Owners of the licenses can receive compensation for their license from a business that wants to purchase their license, but the City Council controls who receives a license.

Vice-chairperson Binnie closed the public hearing.

Moved by Comfort and seconded by Parker to approve the conditional use permit for a “Class B Beer and Liquor License” for LIPIS, INC. d/b/a Jessica’s Restaurant, Ilmi Shabani, Agent, to serve beer and liquor by the bottle or glass, and to expand the license to the sidewalk cafe area located south of the building at 140 W. Main Street subject to the conditions of the City Planner. AYES: Binnie, Dalee, Parker, Comfort, Henry. NOES: None. ABSENT: Meyer, Henley, Coburn, Hartmann. (See attached Conditional Use approval for conditions or see Staff Report).

Informational Items:

Zoning Rewrite.

Latisha Birkeland explained that the last meeting of the Zoning Rewrite Committee was joint meeting with City Council and Plan Commission on June 11, 2012. They are now working on the wording and policies to be implemented based on the discussions. The next meeting of the Zoning Steering Rewrite Committee is planned for Wednesday, September 19, 2012. Latisha is waiting for confirmation from the consultants. They will have the packets out as required at least 3 business days prior to the meeting.

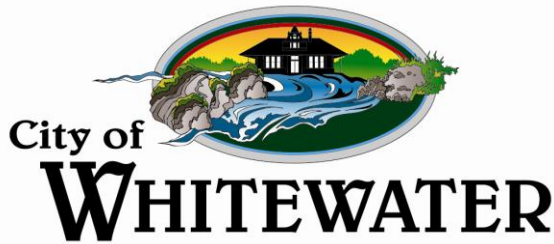
Future agenda items.

The August 13th meeting will have a review of Lavelle Industries 12,000 sq. ft. expansion. If there is a Plan Commission meeting on September 10, 2012, Latisha Birkeland will not be present and Vandewalle, City Planning Consultant, will do the staff reports for that meeting.

Next regular Plan Commission meeting - August 13, 2012.

Moved by Parker and seconded by Henry to adjourn the meeting. Motion was carried by unanimous voice vote. The meeting adjourned at approximately 6:31 p.m.

Vice-Chairperson Lynn Binnie



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

CONDITIONAL USE PERMIT

Plan Commission Meeting Date: July 9, 2012
Property Owner: LIPIS, INC.
Applicant: Ilmi Shabani
Property ID Number: OT 00005
Property Address: 140 W. Main Street
Whitewater, WI 53190

REGARDING: An approval for a conditional use permit (CUP) for a “Class B” Beer and Liquor License for Jessica’s Restaurant owned by Ilmi Shabani, to serve beer and liquor by the bottle or glass at 140 W. Main Street, Whitewater, Wisconsin including the sidewalk café area located south of the building.

Approved subject to the following conditions:

1. The conditional use permit shall run with the applicant and not the land. Any change in ownership will require approval of a conditional use permit for the new owner/operator from the Plan Commission.
2. The applicant shall obtain any permits necessary and work with the Building Inspector.

This permit was prepared by:

Latisha Birkeland
Neighborhood Services Manager / City Planner



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Date: August 7th, 2012
Re: Review proposed 12,400 sq. ft. warehouse addition to the existing building located at 1215 N. Universal Blvd. for Lavelle Industries

Summary of Request

Location: 1215 N. Universal Blvd

Current Land Use: Assembly and warehouse

Proposed Use: Assembly and warehouse

Current Zoning: M-1 – Business Park Covenants and restrictions apply

Proposed Zoning: (no change proposed)

Comprehensive Plan's Future Land Use Designation: Manufacturing or similar use

Surrounding Zoning and Land Use:

Zoning

North, South, East and West: M-1 General Manufacturing.

Land Use

General Manufacturing / Industrial

Description of Use

Lavelle Industries is proposing a 12,400 square foot addition to the west side of their existing structure and an additional parking area. The proposed addition will be used for warehouse space for items currently being stored in an off-site facility. All other operations will remain the same in the current building. This site has existing outdoor pallet storage and dumpsters. The applicant is not proposing additional outdoor storage areas.

The proposed warehouse addition will allow Lavelle Industries to stay in Whitewater and hopefully grow in the future.

Building Dimensions and Yard Requirements

The site is 2.5 acres in size. This addition will still keep this property in compliance with the maximum lot coverage of 50% and it will maintain all required setbacks of 50 feet from the right-of-way. The maximum height will be 21 feet.

The addition will use metal wall panels to match the current type of wall panels. These will be painted to match the current blue and gray building colors. The Business Park Covenants do require that the front and side wall of all structures facing a street shall be faced with at least 30% decorative masonry or other

material approved by the Plan and Architectural Review Board after review of plans submitted by the applicant.

The applicant has chosen not to provide the 30% decorative masonry to the building because of the significant cost associated with it. They have increased the required amount of landscaping, discussed later in this memo, around the building to provide an aesthetically pleasing option.

Parking and Ingress / Egress

The statement Lavelle gave the City identifies that the total number of employees is 65. There are 52 employees on the maximum shift. They currently have 28 stalls and are proposing 9 new stalls in the front and 3 new stalls in the rear = 40. The minimum they need is 26 for the maximum shift or 33 stalls if we based it off total employees. This addition will not be creating new jobs at this time.

Curbing is not required for the additional parking spaces because it is an industrial site and because they are not proposing any new entryways or islands. To comply with the City's Parking Lot Curbing Guidelines, parking blocks should be added.

An asphalt driveway has been added to connect Lavelle's back parking lot to the parcel to the west. This is not indicated on the plans. The agreement indicates that this driveway will be removed once the addition has been built. The driveway was installed over two years ago and is used to access the off-site warehouse facility.

Sidewalks

There are no sidewalks on Universal Blvd, but it does have on-street bike lanes to provide other methods of transportation into the Business Park. Staff is not recommending adding a sidewalk along Universal Blvd.

Landscaping

The landscaping plan has met and exceeded the required amount and type of plantings by providing 9 shade trees, 35 shrubs (700 points) and 7 evergreen trees (280 points). There are also many ornamental grasses, perennials and annuals being added. Many shrubs are being planted by the building to make up for the lack of masonry addition to the addition.

The addition will cause eight (8) trees to be removed. The types of trees to be removed included crabapple, pine and maple.

The City Forester, Chuck Nass, and the Urban Forestry Commission have reviewed and approved the landscaping plan.

Lighting

The maximum illumination levels shall not exceed 2.5 footcandles within the parking lot and 2.0 footcandles at the property line (Section 19.5.150 E). The wall luminaries are the only additional lighting added to the site. Additional lighting will be added to the north and south sides of the addition. The parking lot lighting meets these requirements except at:

- 1) North side of building : maximum illumination level of 12.8
- 2) Under new fuel canopy: maximum illumination levels of 16.8

Staff does not recommend decreasing these levels because these areas are intended to direct pedestrian and automobile traffic to the buildings entrances/exits. The footcandles decrease dramatically and would meet the requirements at the property line. The placement of the lighting is appropriate for the site.

Utilities

No new utilities will be added.

The applicant is not required to make a formal storm water management plan submittal to the City because the disturbed area is less than 1 acre.

Signage

No new signage is proposed at this time.

Recommendation on Site Plan Review:

Staff review and general approvals have been given from Greg Noll, Building Inspector; Dean Fischer, Public Works Director; Chuck Nass, City Forester and Don Greigoire, Fire Chief. The applicant has complied with all the City Engineer comments identified in the attached email dated 7/18/2012.

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the proposed warehouse addition to the existing building for Lavelle Industries subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans approved by the Plan Commission dated 7/5/2012 and revised 7/27/2012.
2. Comply with all attached City Engineer comments dated 7/18/2012, that have already not been addressed in the revised plans.
3. Parking blocks shall be added to the parking spaces.
4. Knox box shall be added to the addition.
5. All approved landscaping shall be installed no later than six months from date of Certificate of Occupancy or July 1st, 2013.

Analysis of Proposed Project

Standard	Evaluation	Comments
Plan Review Guidelines (see section 19.63.100 of zoning ordinance)		
The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Almost	Project is consistent with the purpose, character and intent of the M-1 General Manufacturing Zoning District. However, it does not meet the 30% decorative masonry or other material requirement in the Business Park Covenants.
The proposed development will be consistent with the adopted city master plan;	Yes	Allowing the continuation and expansion of this use is encouraged by the Comprehensive Plan.
The proposed development will be compatible with and preserve the important natural features of the site;	Yes	The site will be improved by the additional landscaping.

Standard	Evaluation	Comments
The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Yes	The proposed addition will not create a nuisance to the neighboring uses; no additional outside storage will be added.
The proposed development will not create traffic circulation or parking problems;	Yes	Additional parking will allow for an easier transition between work shifts.
The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes	The proposed addition and current structure are comparable to the other structures in the M-1 Zoning District
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A	This is not a national or local landmark.
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Yes	Project is consistent with the purpose, character and intent of the M-1 Zoning District and the Business Park Covenants.

Latisha Birkeland

From: Fisher, Mark [Mark.Fisher@strand.com]
Sent: Wednesday, July 18, 2012 2:33 PM
To: Latisha Birkeland
Cc: Dean Fischer
Subject: RE: Lavelle Plans

Hi Latisha,

This project is fairly straightforward, so we don't have many comments. Our comments are as follows:

Grading and Erosion Control Plan:

1. Install silt fence along the low side of all excavated/graded areas.
2. Provide a tracking pad at the construction entrance.
3. Additional "spot" elevations and dimensions are suggested on the new paved areas.
4. The proposed contours on the west side of the new building should be labeled with the elevation.
5. The applicant indicates less than one acre of land will be disturbed as part of this project. If this changes for any reason, the project will be subject to local and state stormwater management and erosion control requirements.
6. For purposes of updating the city's stormwater utility database, the applicant should confirm the amount of additional impervious area resulting from this project. The Grading and Erosion Control Plan indicates an additional 22,210 square feet of impervious surface will be created, and the Architectural Site Plan (Sheet C1.0) indicated 18,249 square feet of impervious area will be created as a result of this project.

Please contact me if you have any questions.

Thanks.

Mark A. Fisher, P.E.
Strand Associates, Inc.
910 West Wingra Drive
Madison, WI 53719
Phone: (608) 251-4843
Direct: (608) 251-2129 Ext. 1078
Fax: (608) 251-8655

mark.fisher@strand.com

From: Latisha Birkeland [<mailto:LBirkeland@whitewater-wi.gov>]
Sent: Friday, July 13, 2012 11:07 AM
To: Fisher, Mark
Cc: Dean Fischer
Subject: Lavelle Plans

Hi Mark,

Here are the Lavelle plans.

Have a great weekend!

Latisha

Latisha Birkeland | Neighborhood Services Manager / City Planner | City of Whitewater | 312 W. Whitewater St. | Whitewater, WI 53190

☎ (262) 473-0143 | ✉ lbirkeland@whitewater-wi.gov | ⓘ <http://www.whitewater-wi.gov>

🖨 Save money and the environment; think twice before printing this email



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of August, 2012 at 6:00 p.m. to review the proposed 12,400 sq. ft. warehouse addition at 1215 N. Universal Blvd. for Lavelle Industries Inc.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Latisha Birkeland, Neighborhood Services Manager/City Planner

TREK BICYCLE CORP
801 W. MADISON ST
P. O. BOX 183
WATERLOO WI, 53594-8300

LAVELLE INDUSTRIES, INC
665 MCHENRY ST
BURLINGTON WI, 53105

MARCUSSEN TOOL & DIE, INC
1227 UNIVERSAL BLVD
WHITEWATER WI, 53190

BAVARIA EQUITIES 1171 LLC
W184 S8395 CHALLENGER DR
MUSKEGO WI, 53150

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 7/9/12.
2. Agenda Published in Official Newspaper on 8/9/12.
3. Notices of the public review mailed to property owners on 7/31/12.
4. Plan Commission holds the public review on 8-13-12.
They will hear comments of the Petitioner and comments of property owners.
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 1215 Universal Blvd, Whitewater, WI 53190
Zoning of Property M-1

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:
 - A. The size and locations of:
 - 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:
 - A. Information on exterior appearance (wood, stone, brick, block, colors);
 - B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
 - C. Indicate color of Trim _____, Siding _____, Roofing_____.
 - D. Electrical service entrance/transformer location.

11. **Type of Project:**
 - A. Single family;
 - B. Duplex;
 - C. Multifamily # units _____;
 Condominium # units _____;
 Sorority # units _____;
 Fraternity # units _____;
 - D. Office/Store;
 - E. Industrial;
 - F. Parking lot # of stalls _____;
 - G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Lavelle Industries, Inc.
Applicant's Address: 1215 Universal Blvd, Whitewater, WI 53190
Phone #: (262) 757-2298

Owner of Site, according to current property tax records (as of the date of the application):

R Lavelle Industries - Rhonda Sullivan

Street address of property: 1215 Universal Blvd

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Roger Jensen

Name of Firm: Lavelle Industries

Office Address: 1215 Universal Blvd, Whitewater, WI 53190

Phone: (262) 757-2298

Name of Contractor:

Has either the applicant or the owner had any variances issued to them, on any property? YES ☐ NO ☒
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: Light Manufacturing Current Land Use:

Accessory or Secondary Uses:

Light Manufacturing and Warehousing Proposed Use

No. of occupants proposed to be accommodated: See sheet

No. of employees: See sheet

Zoning District in which property is located: M-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.36

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes.
B. The proposed development will be consistent with the adopted city master plan;	Yes.
C. The proposed development will be compatible with and preserve the important natural features of the site;	Yes.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Yes

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Yes.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes.
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Yes.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Roger Jensen - Plant Manager 7/9/12
Applicant's Signature Date

APPLICATION FEES:

<i>Fee for Plan Review Application: \$100</i>	
Date Application Fee Received by City <u>Jms</u> <u>7/9/12</u>	Receipt No. <u>6-008972</u>
Received by <u>Jms</u>	

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 7-31-12
Date set for public review before Plan & Architectural Review Board: 8-13-12

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date



Cost Recovery Certificate and Agreement

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

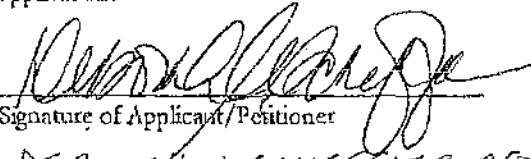
- A. Application Fee.....\$ 100.00
B. Expected Planning Consultant Review Cost.....\$ 600.00
C. Total Cost Expected of Applicant (A+B).....\$ 700.00
D. 25% of Total Cost, Due at Time of Application.....\$ N/A
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? ☒ Yes ☐ No *Ans*

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.


Signature of Applicant/Petitioner
DEBORAH M. SCHEFFLER, CFO
Printed Name of Applicant/Petitioner
LAVELLE INDUSTRIES, INC.
JULY 9, 2012
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

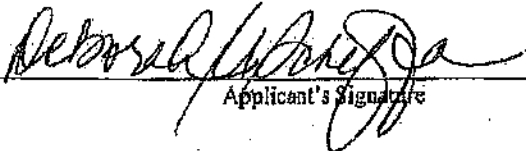
Date of Signature

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.53.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.


Applicant's Signature

7/9/12
Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 7-31-12
Date set for public review before Plan & Architectural Review Board: 8-13-12

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

Lavelle Industries, Inc.
1215 E. Universal Blvd.
Whitewater, WI 53190

City of Whitewater - Application for Plan Review – Existing and Proposed Uses

Application Date: July 9, 2012

Current Land Use

1. Principal Use: Lavelle Industries, Inc. uses the property for plastic molding and assembly of toilet fill valves, flush valves and plungers.
2. Accessory or Secondary Uses: A small portion of the facility is used to store components and finished goods.

Proposed Use

No changes will be made to the current building; operations in the current space will continue as plastic molding and product assembly/packaging. The building expansion will provide additional warehouse space. Products to be stored in the new space include plastic resin, plastic molded components and finished goods. These items are currently stored in the existing space, at leased space in a neighboring building and at off-site warehouse facilities.

1. Number of occupants proposed to be accommodated:
 - a. Work schedules are (six) four-hour blocks; two blocks each make up "first," "second," and "third" shifts.
 - b. Our staff includes both direct employees and those employed by staffing agencies.
 - c. Our highest employee counts occur in block #2 of first shift (52 max) and block #1 of second shift (22 max).
2. Number of employees: 65 employees among all shifts

General Information:

Lavelle Industries, Inc. is headquartered in Burlington, Wisconsin and was founded in 1912. Lavelle is a fourth-generation family-owned and operated manufacturer, with its Korky® brand of toilet repair parts accounting for approximately 60% of all sales. The Whitewater plant produces almost exclusively Korky® branded products sold by home centers and hardware stores.

Lavelle purchased the subject property in January 2001 to house its Korky® toilet fill valve manufacturing operations. Korky® fill valves are the only remaining brand of aftermarket toilet fill valves manufactured in the United States. In fact, the entire Korky® brand of products are Made in the U.S.A.

We originally financed the purchase of the building with funding from the City of Whitewater. The loan was paid in full in January 2011.

We have delayed considering this expansion for several years while we worked to find an economical expansion plan. While at the upper limit of our budget, we believe the proposed expansion is a good solution to our space challenges while maintaining an attractive look to the property.



Current Views

1215 Universal Blvd, Whitewater, WI 53190



Current Front View



Existing sign will be relocated closer to the street.

MEGA CONSTRUCTION
LAVELLE IND. BLD. ADD.

Plan Review

1215 Universal Blvd
Whitewater, WI 53190



Architectural
Struc Rite Design, Inc
Boyd E. Coleman, P.E.
President
227 South Street
Waukesha, WI 53186
262.549.3222
262.896.2079
www.srdinc.biz



Structural
Struc Rite Design, Inc
Boyd E. Coleman, P.E.
President
227 South Street
Waukesha, WI 53186
262.549.3222
262.896.2079
www.srdinc.biz

Consultant/Contractor
MEGA CONSTRUCTION
Jim Lange
19650 Sommer Drive
Waukesha, WI 53186
Phone: 262-796-2760
Fax: 262-796-2761

Owner
Lavelle Ind
1215 Universal Blvd
Whitewater, WI 53190

SHEET INDEX

SHEET	DESCRIPTION	SD Approval	DD Approval	CD Approval	State Submittal	Revision #1	Revision #2
G1.0	Title Sheet						
C1.0	Architectural Site Plan						
C2.1	Grading Plan						
LA1.0	Landscape Plan						
LA1.1	Lighting						
A1.1	Main Level Plan						
A2.0	Exterior Elevations						

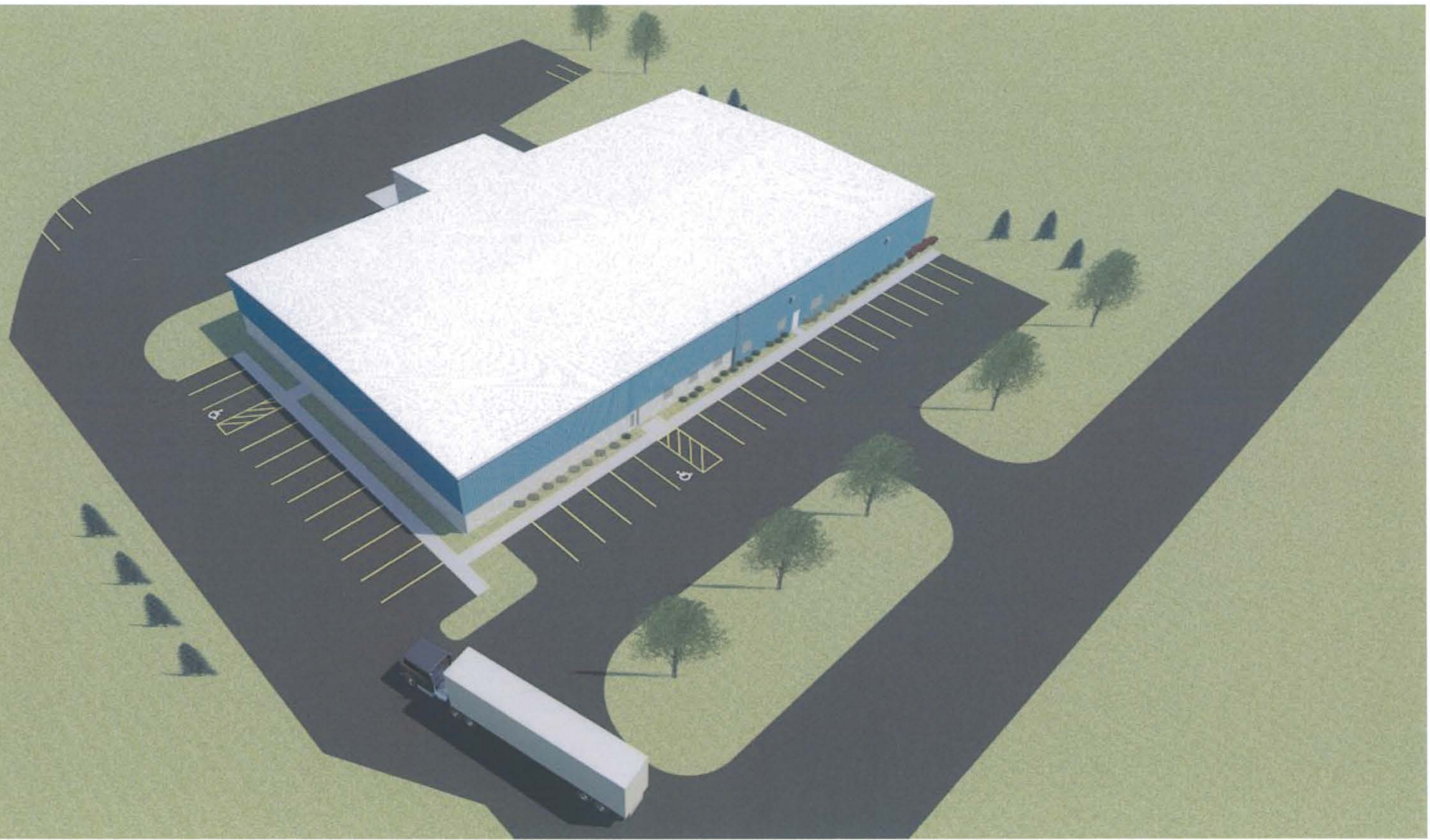
Location Map

Project Information

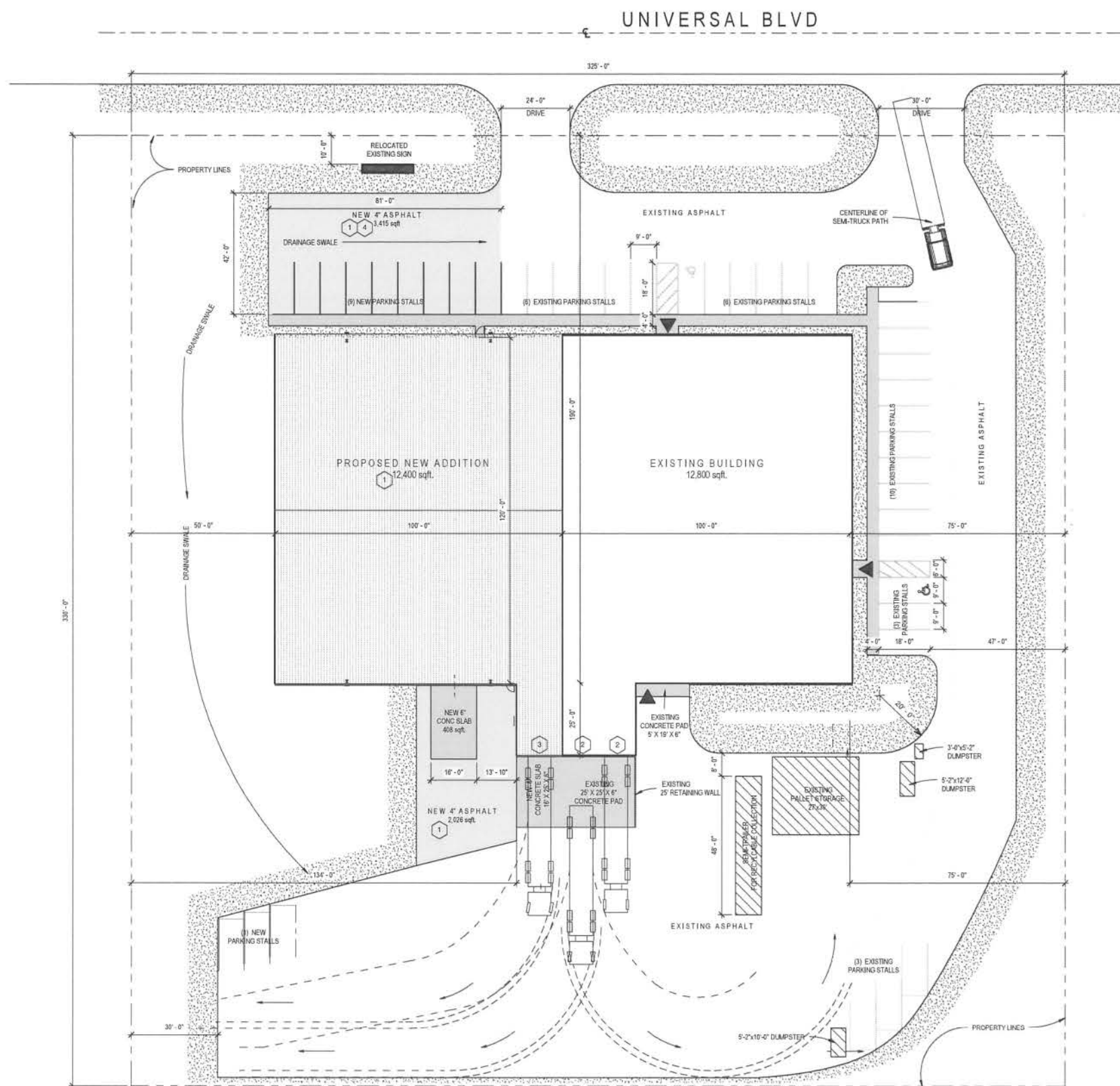
Submittal Type	New Construction Addition Alteration Level 1,2,3	Maximum Exit Distance	Maximum / Actual
Type of Construction		Maximum Common Path	Maximum / Actual
Number of Stories		Max Dead End Corridor	Maximum / Actual
Staircase	Width	Total # of Eies	Required / Provided
Staircase Type	WFOA (B)WFOA (C)	Required Stair Width	Required / Provided
Fire Suppression	Dry/Wet	Required Egress Width	Required / Provided
Fire Alarm	Automatic/Manual/None	Man. Occupancy Type	
Alarm Type	Audible, Visual, None	All Occupancy Types	
		Occupancy Separations	Sec. 10.10.10.1
Water Closet/Male	Required / Provided	Incidental Uses	
Water Closet/Female	Required / Provided	Allowable Area	(See Schedule for Separated, Table / With Increase)
Urinals	Required / Provided	Actual Area for	2 0,000 sqft
Tub/Shower	Required / Provided	Actual Area for	2 0,000 sqft
Drinking Fountains	Required / Provided	Actual Area for	2 0,000 sqft
Other	Required / Provided	Total Actual Area	1,000,000 sqft
		Total Occupancy Load	

3D-Perspective





- Site Plan Keyed Notes**
- 1 Additional hard surfaces total = 18,249 sqft.
 - 2 Existing Truck Docks (2)
 - 3 New Truck Dock (1); Total Truck Docks = 3
 - 4 Existing Parking = 28 Stalls
New Parking = 12 Stalls
Total = 40 Stalls



1 SITE PLAN - OVERALL
1" = 20'-0"

ALL PLANTINGS ON LANDSCAPE PLAN

BID SET ONLY

**STRUC RITE
DESIGN, INC**

227 South Street
Waukesha, WI
53186
262.549.3222
www.srdinc.biz

MEGA CONSTRUCTION
LAVELLE IND. BLD. ADD.
1215 Universal Blvd
Whitewater, WI 53190

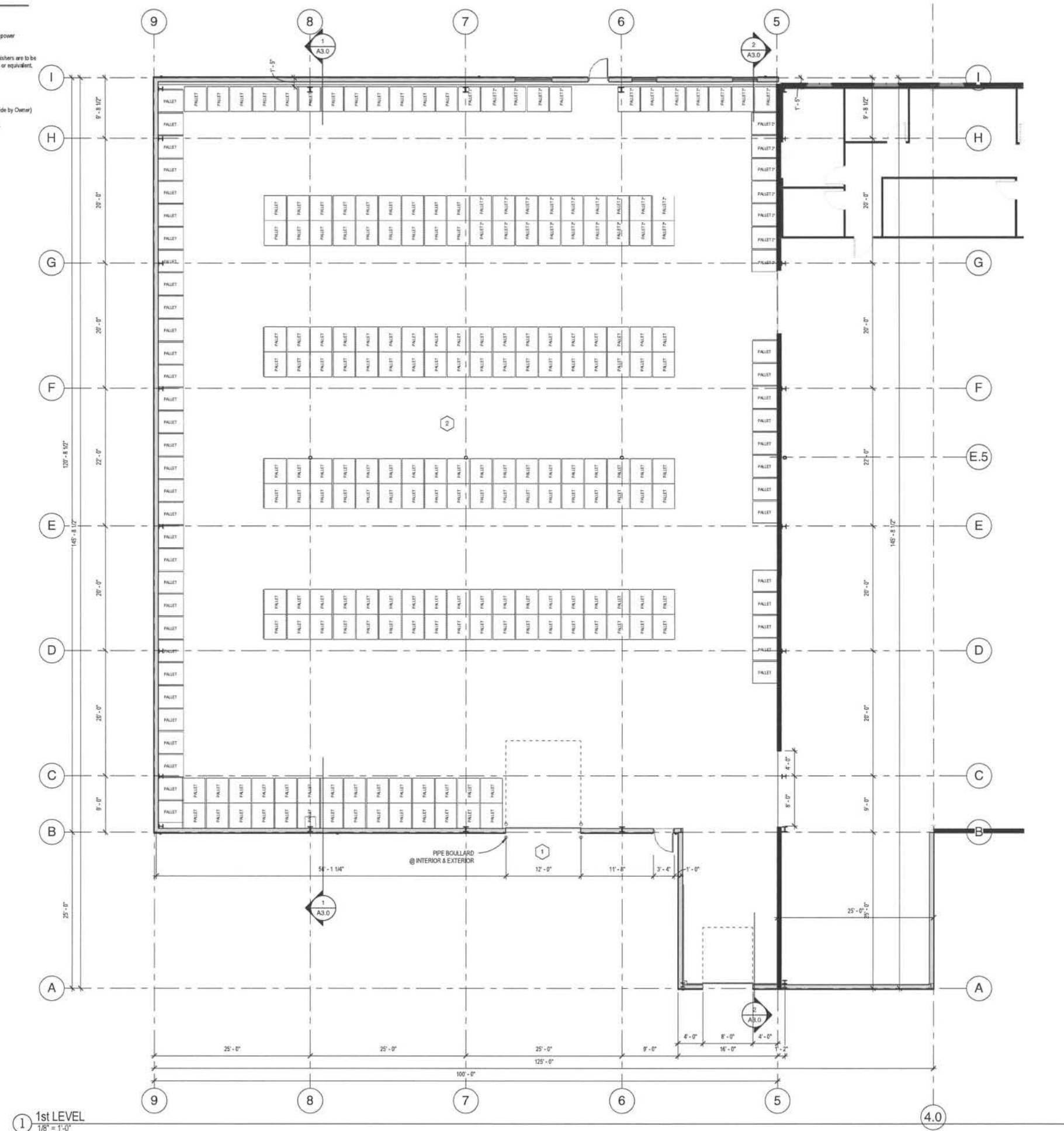
SHEET TITLE	
Architectural Site Plan	
Plan Review	
Design Development	
04.23.2012	
07.05.2012	
PROJECT DATA	
JOB NUMBER:	120-21
DRAWN BY:	JAS
SHEET NUMBER:	C1.0



C:\BID SET\120-21\MEGA CONSTRUCTION\1215 Universal Blvd\1215 Universal Blvd ADD\1215 Universal Blvd ADD SITE PLAN.dwg

- 1 6" poured concrete apron @ overhead door.
- 2 6" poured concrete floor slab w/ 6" compacted granular fill.

1. Means of egress illumination shall be provided to meet current codes. Electrical contractor responsible for design and submital to state.
2. An exterior light shall be provided at exit door and be provided with emergency power per current codes and be installed in egress illumination plans.
3. Fire extinguishers shall be installed in locations as noted on plans below. Extinguishers are to be mounted on an adjacent wall or column using standard manufacturer's brackets or equivalent. For wall mount locations attach bracket to studs or to blocking only. Extinguishers to meet current building code and NFPA 10.
4. Plumbing studs in only for toilet bathrooms and sinks per locations on A1.2.
5. HVAC (4) gas fired unit heaters to maintain a minimum of 55-60 degrees (Provide by Owner)
6. New fire protection system to tie into existing sprinkler system for new addition.
7. Electrical
 - Provide power and wiring for overhead doors and unit heaters
 - Provide (16) outlet plugs
 - Provide exit lights over doors
 - Provide (48) 6" long T-8 fixtures, (1 per 250 sqft)
8. See sheet A4.0 for all typical mounting heights and door clearances.



BID SET ONLY

STRUC RITE
DESIGN, INC

227 South Street
Waukesha, WI
53186
262.549.3222
www.srdncbiz

MEGA CONSTRUCTION
LAVELLE IND. BLD. ADD.
1215 Universal Blvd
Whitewater, WI 53190

SHEET TITLE

Main Level Plan

Plan Review

Design Development

04.23.2012

07.05.2012

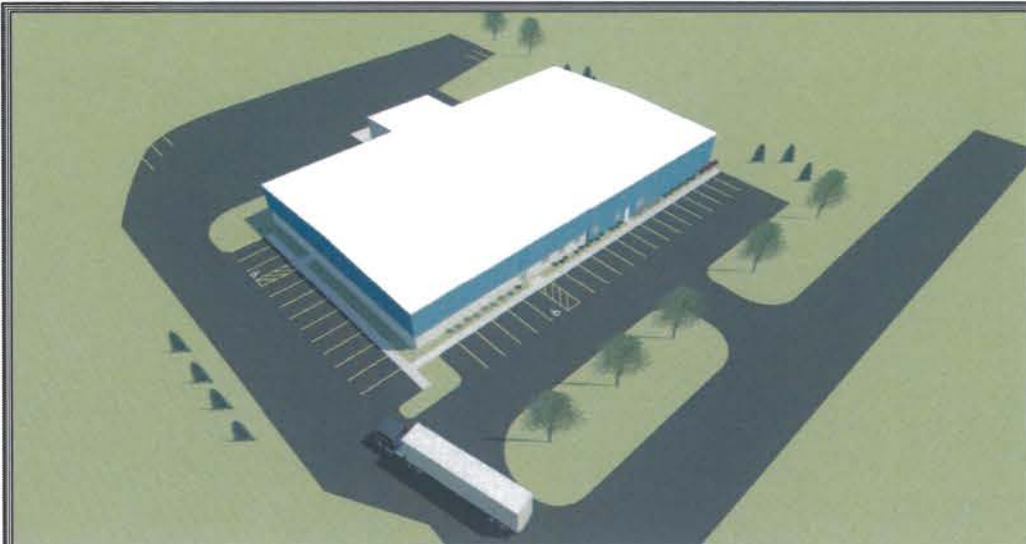
PROJECT DATA

JOB NUMBER:	
-------------	--

DRAWN BY:	EC 21
-----------	-------

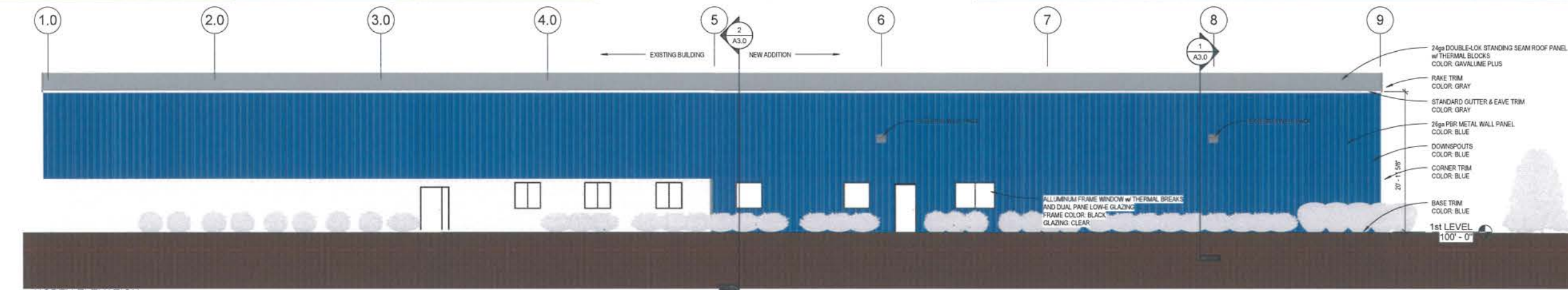
SHEET NUMBER: 1 of 1

A11.29



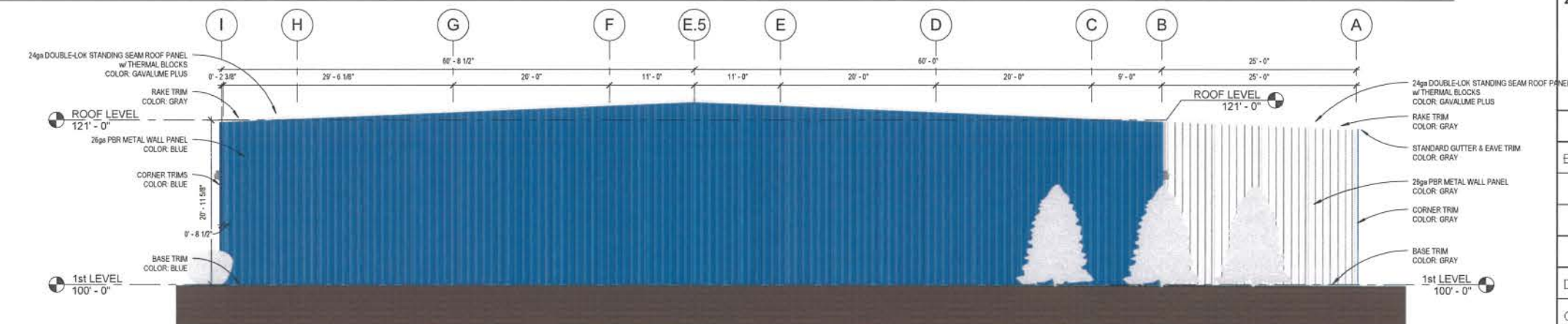
BID SET ONLY

MEGA CONSTRUCTION
LAVELLE IND. BLD. ADD.
1215 Universal Blvd
Whitewater, WI 53190

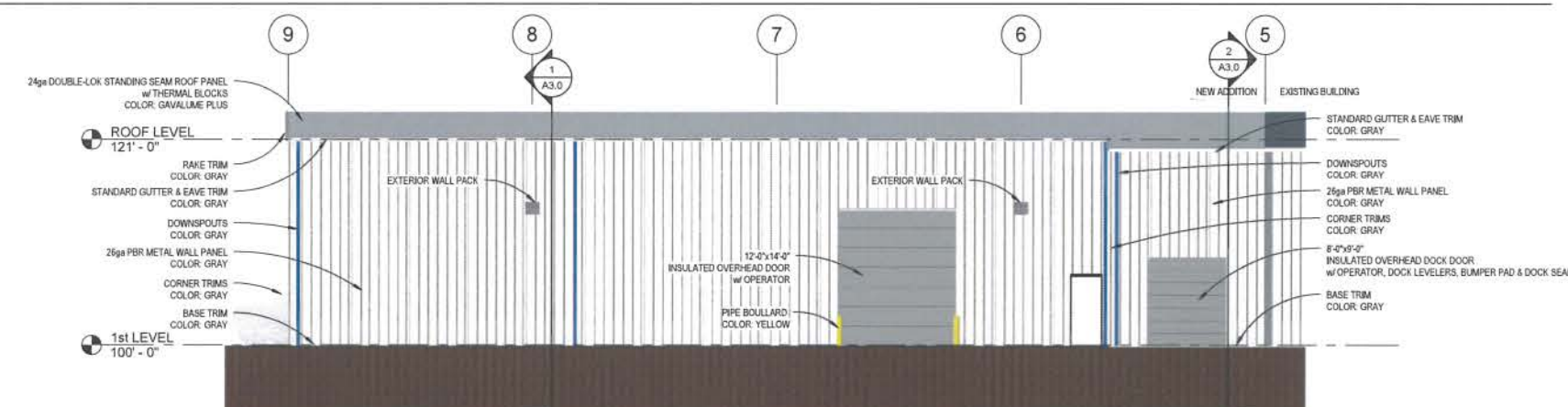


1 NORTH ELEVATION
1/8" = 1'-0"

Elevation General Notes:
1. All new addition colors are to match existing building colors.



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

SHEET TITLE

Exterior Elevations

Project Status

Design Development

04.23.2012

07.05.2012

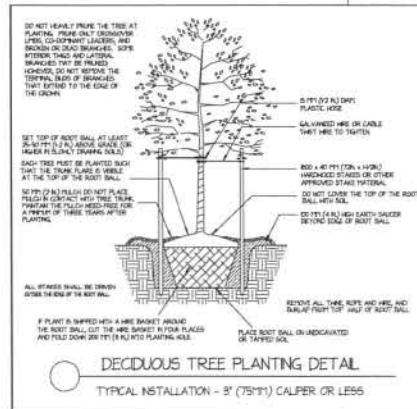
PROJECT DATA

JOB NUMBER: 120-21

DRAWN BY: JAS

SHEET NUMBER:

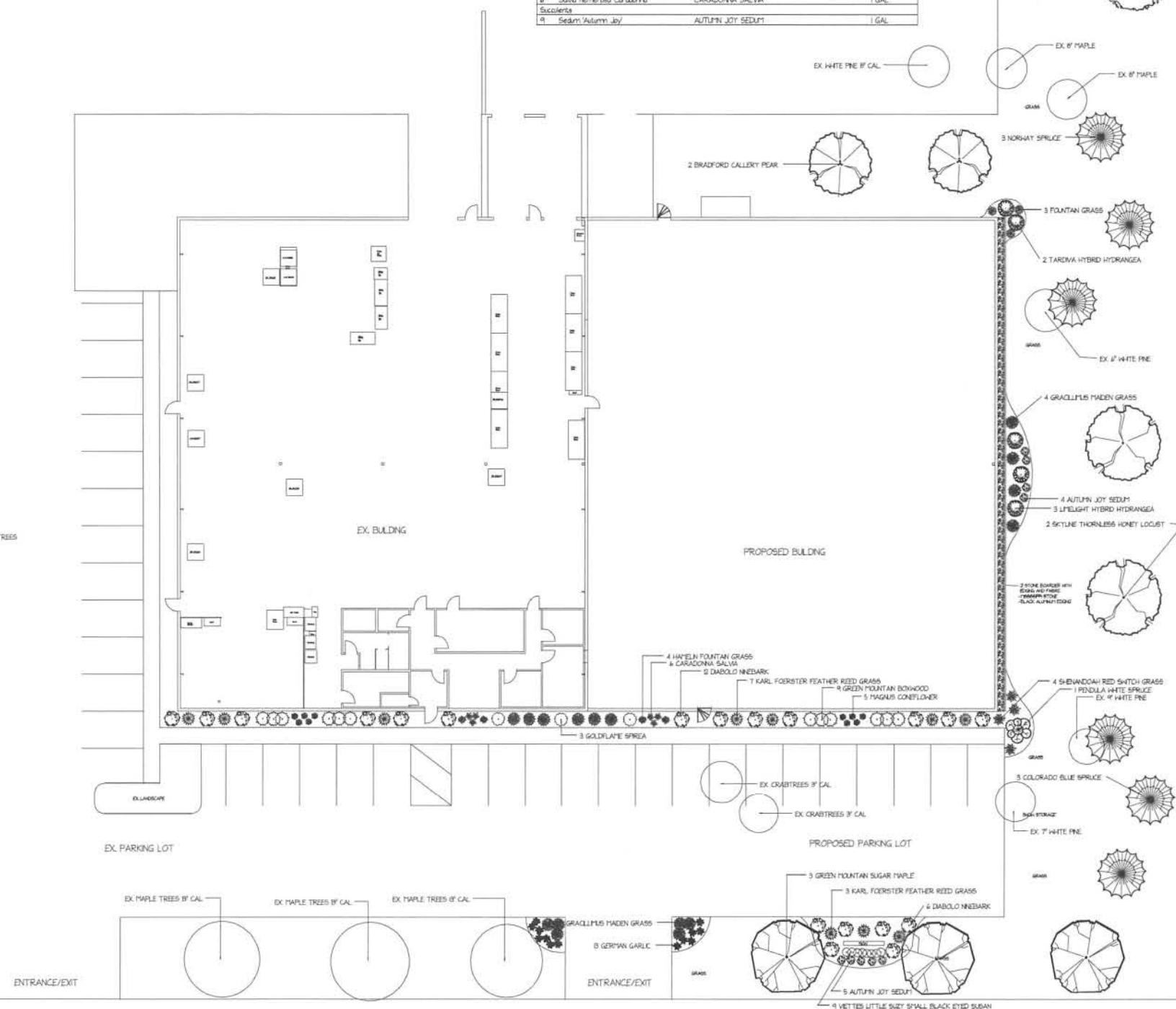
A2.0
30



NOTES:
-EXISTING TREES TO BE REMOVED DUE TO
LOCATION OF PARKING LOT
2-LOCATION PER CUTTING OF SWALE
3-OLD RUBBER HOSE AND WIRE DAMAGED TREE AND
ALSO IN SWALE.

LANDSCAPE NOTES:
1. MISSISSIPPI RIVER STONE IN ALL
LANDSCAPE BEDS WITH ALUMINUM EDGING
2. MULCH ALL TREES IN NEW LANDSCAPE
3. TURF RESTORATION ON ENTIRE LANDSCAPE
CONSTRUCTION SITE

PLANT LIST			
Qty	Botanical Name	Common Name	Size/Cont'd
Trees			
	<i>Acer saccharum</i> Green Mountain	GREEN MOUNTAIN SUGAR MAPLE	25' CAL
	<i>Gleditsia triacanthos</i> T. nemore Skyline	SKYLINE THORNLESS HONEY LOCUST	25' CAL
	<i>Picea canadensis</i>	NORWAY SPRUCE	7H
	<i>Picea glauca</i> Pendula	PENDULA WHITE SPRUCE	7H
	<i>Picea pungens</i> L. glauca	COLORADO BLUE SPRUCE	7H
	<i>Pyrus ussuriensis</i> Autumn Blaze	AUTUMN BLAZE CALLENT PEAR	25' CAL
	<i>Pyrus ussuriensis</i> Bradford	BRADFORD CALLENT PEAR	25' CAL
Shrubs			
	<i>Buxus</i> Green Mountain	GREEN MOUNTAIN BOXWOOD	8'
	<i>Hydrangea paniculata</i> Limelight	LIFELIGHT HYDR HYDRANGEA	85 CONT.
	<i>Hydrangea paniculata</i> Tardida	TARDIVA HYDR HYDRANGEA	85 CONT.
	<i>Physocarpus opulifolius</i> Planet	PLANET NINEBARK	85 CONT.
	<i>Physocarpus japonicus</i> Goldflame	GOLDFLAME SPREA	85 CONT.
Ornamental Grasses			
	<i>Calamagrostis x acutiflora</i> Karl Foerster	KARL FOERSTER FEATHER REED GRASS	1 GAL
	<i>Panicum shenellii</i> Gracillima	GRACILLIMA MAIDEN GRASS	1 GAL
	<i>Panicum virgatum</i> Shenandoah	SHENANDOAH REED SWITCH GRASS	1 GAL
	<i>Pennisetum alopecuroides</i>	FOUNTAIN GRASS	1 GAL
	<i>Pennisetum alopecuroides</i> Hamelin	HAMELIN FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
	<i>Allium senescens</i> var. glaucum	GERMAN GARLIC	1 GAL
	<i>Echinacea purpurea</i> Magnus	MAGNUS CONEFLOWER	1 GAL
	<i>Rubusio</i> Virginia Velvet Little Suzi	VELVET LITTLE SUZY SMALL BLACK EYED SUSAN	1 GAL
	<i>Sedum semperparvum</i> Caradonna	CARADONNA SALVIA	1 GAL
Succulents			
	<i>Sedum</i> Autumn Joy	AUTUMN JOY SEDUM	1 GAL



NOTES

LAVELLE IND. BLD. ADD.
WHITEWATER, WI

The diagram shows a horizontal beam of length 10m, with a triangular load of 30 kN/m² applied over the first 5m. A circular inset shows a stress distribution with a vertical axis labeled σ_x .

2	7/27/2012	PLAN REVISIONS
1	7/7/2012	FINALIZE PLAN PER REQUESTS
No.	Date	Description

LAVELLE WHITEWATER
LANDSCAPE PLAN

LANDSCAPE PLAN

1215 UNIVERSAL BLVD.

WHITEWATER, WI

SCALE	1:20
DRAWN BY	DIMMETZ
CHECKED BY	RSC
DATE	7/1/2002
DATE OF PRINT	7/1/2002

PROJECT NO.	LAI
DRAWING NO.	LAI



DESCRIPTION

The Lumark Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP65 Rated. Six available lamp sources including patent pending energy efficient LED, pulse start metal halide, compact fluorescent, ceramic metal halide, standard metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP65 ingress protection rated. Not recommended for car wash applications.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 3kV surge test and is Class 2 rated for 120-277V with an operating temperature of -30° to 60°C.

Wal-Pak LED systems maintain greater than 70% of the initial light output after 50,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (metal halide: 150, 175, 200, 250, 320, 350, 400W [-30°C / -20°F], (high pressure sodium: 50, 70, 100, 150, 250, 400W [-40°C / -40°F]). High efficiency HID ballasts are available in 120V, 208V, 240V, 277V, 347V and 480V. Compact fluorescent high power factor ballasts are Class P insulation rated for 120-277V and have a starting temperature of -18°C / 0°F.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, Solite™ flat diamond patterned glass and full cutoff IESNA compliant configurations. Patent pending, solid state LED luminaires are thermally optimized with 2400 or 4000 sourced lumen package modules. HID models are offered in

Catalog #	Type
Project	
Comments	Date
Prepared by	

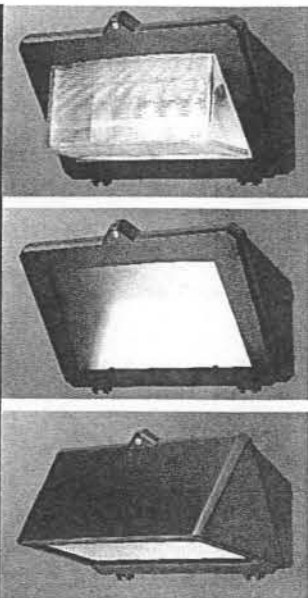
horizontal medium or mogul-based metal halide [MH / MP] or high pressure sodium [HP] lamps. T6 ceramic metal halide [CM] and 4-pin compact fluorescent [CF] lamp models offer high efficiency energy saving illumination.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Housing and door are protected with 5-stage TGIC dark bronze polyester powder coat paint. Premium TGIC power coat finishes withstand extreme climate changes while providing optimal color and gloss retention. Optional premium colors are available.



WP WAL-PAK
2400 - 4000 Lumen LED
39 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide
Ceramic Metal Halide
32 - 140W
Compact Fluorescent

DARK SKY
COMPLIANT FCO Full Cutoff

WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL/cUL Wet Location Listed
 IP65 Rated
 40°C Maximum Ambient Temperature
 External Supply Wiring 90°C Minimum
 EISA @, ARRA, Title 20 Compliant
 LM79 / LM80 Compliant

ENERGY DATA

Reactor Ballast Input Watts

50W HPS NPF (58 Watts)
 70W HPS NPF (82 Watts)
 100W HPS NPF (118 Watts)
 150W HPS NPF (175 Watts)

High Reactance Ballast Input Watts

50W MP HPF (69 Watts)
 70W MP HPF (94 Watts)
 100W MP HPF (129 Watts)
 150W MP HPF (185 Watts)

CWA Ballast Input Watts

200W HPS HPF (250 Watts)
 200W MP HPF (227 Watts) @
 250W MP HPF (283 Watts) @
 320W MP HPF (365 Watts) @
 350W MP HPF (400 Watts) @
 400W HPS HPF (465 Watts)
 400W MP HPF (452 Watts) @

SHIPPING DATA

Approximate Net Weight:
 32-42 lbs. (15-19 kgs.) ADH092103 pc
 2012-01-12 09:08:16

ORDERING INFORMATION

Sample Number: MPWP-GL-250-MT-2EM/SC/MR

Lamp Type	Series	Lamp Wattage	HP	Voltage	Options	Accessories
MP=Pulse Start Metal Halide HP=High Pressure Sodium LD=Solid State Light-Emitting Diodes (LED) CF=Compact Fluorescent ¹ CM=Ceramic Metal Halide ² MH=Metal Halide ³	WP=Wal-Pak Door Type⁴ GL=Borosilicate Glass Door FC=Full Cutoff Door FL=Flat Solite Glass Door PL=Polycarb Refractor Door	2A=(2 Package), 28W 4A=(4 Package), 40W MP 50=50W 70=70W 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W MH 175=175W 250=250W 400=400W	50=50W 70=70W 100=100W 150=150W 250=250W 400=400W CM 39=39W 70=70W 100=100W 150=150W CF 32=32W 42=42W 57=57W 70=70W 64=(2-32) 84=(2-42) 114=(2-57) 140=(2-70)	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁷ 480V=480V DT=Dual-Tap MT=Multi-Tap TT=Tri-Tap 5T=5-Tap E=Electronic Ballast ⁸ ED=Electronic LED Driver	F1=Single fuse ¹⁰ F2=Double fuse ¹⁰ PE=Photocontrol button ¹⁰ LL=Includes lamp ² BK=Black housing WH=White housing GM=Graphite Metallic housing AP=Gray housing DP=Dark Platinum housing DIMA=CF Dimming Ballast ¹¹ DIMB=CF Dimming Ballast ¹¹ SGL=Solite Glass Lens ¹² Q=Quartz Restrike T4 Lamp ¹³ EM=Emergency Quartz Restrike T4 Lamp with Time Delay Relay ¹³ EM/SC=Emergency Separate Circuit T4 Lamp ¹³ QMR=Emergency Back-Up 1-MR16 Lamp ^{14,15} 2QMR=Emergency Back-Up 2-MR16 Lamps ^{14,15} 2QMR/SC=Emergency Back-Up MR16 and EM separate circuit 2-MR16 Lamp ^{14,15} EMMR=Emergency Back-Up 1-MR16 Lamp with Time Delay Relay ^{14,15} 2EMMR=Emergency Back-Up 2-MR16 Lamps with Time Delay Relay ^{14,15} 2EMMR/SC=Emergency Back-Up 1-MR16 Lamp with Time Delay Relay and EM Separate Circuit ^{14,15,16} EM/SC/MR=Emergency Back-Up Separate Circuit 1-MR16 Lamp ^{14,15,16} 2EM/SC/MR=Emergency Back-Up Separate Circuit 2-MR16 Lamps ^{14,15,16} EM/SC/12V=Emergency Separate Circuit 12V 1-MR16 Lamp ^{14,15,17} 2EM/SC/12V=Emergency Separate Circuit 12V 2-MR16 Lamps ^{14,15,17} EMI40=Emergency Cold Temperature UL 924 CF Power Pack 1 Lamp ¹⁸ EMI40/2L=Emergency Cold Temperature UL 924 CF Power Pack 2 Lamp ¹⁸ CF-EM=Emergency UL924 CF Power Pack 1 Lamp ¹⁹ CF-EM/2L=Emergency UL924 CF Power Pack 2 Lamp ¹⁹ EMLED-CD=LED Battery Back-Up Cold Temperature ²⁰	WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door WG/WPFL=Wire Guard FL Lens Door TR/WP=Tamper Resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

STOCK SAMPLE NUMBER - LAMP INCLUDED

Series	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	L=LED P=Pulse Start Metal Halide S=High Pressure Sodium	2A=28W 4A=40W 10=100W 15=150W 25=250W 32=320W 40=400W	Blank=Standard C=Full Cutoff Door

NOTES: Options not available with stock products. Refer to standard order information to add options. MT is standard. Lamp Type: MP not available in 100W. HPS not available in 320W or Full Cutoff [C] Door. Borosilicate glass door is standard. 2A and 4A models available in LED only. LED models are 120-277V.

LED LUMEN TABLE

BUG RATING	B	U	G	Delivered Lumens ²²	B	U	G	Delivered Lumens ²²
Borosilicate Glass Door (GL)								
LDWP-GL-2A-ED	0	3	2	1836	0	2	1	1454
LDWP-GL-4A-ED	1	3	2	2795	0	3	1	2084
Polycarbonate Lens (PL)								
LDWP-PL-2A-ED	0	3	2	1508	0	1	1	1090
LDWP-PL-4A-ED	1	3	2	2237	0	1	1	1313

For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Eerrates/TM-15-07BugRatingsAddendum.pdf

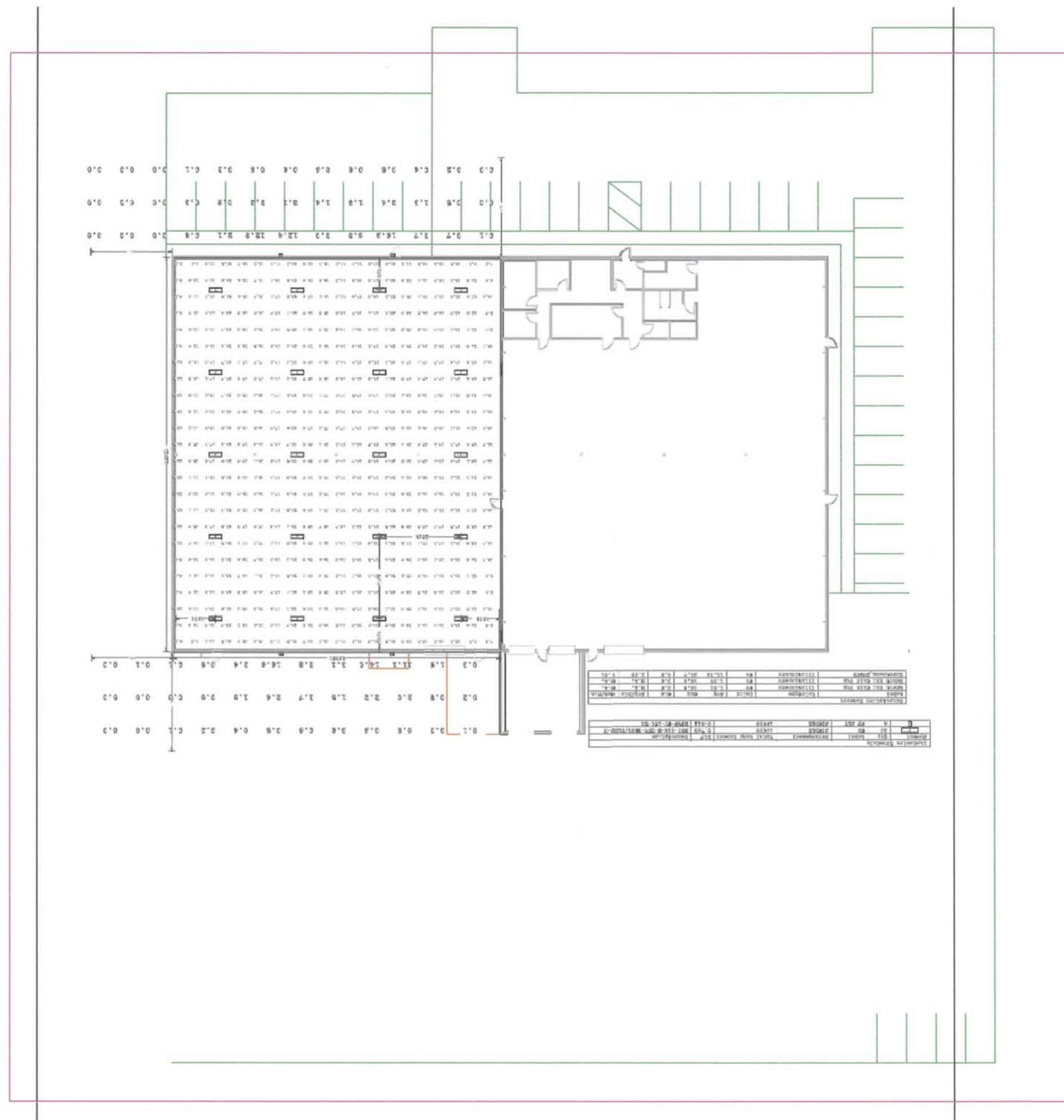
- NOTES: 1 CF Single lamp offered in all door configurations. CF dual lamp models not offered with FL door type. 70W models not available with EMI40-2L, CF-EM, CF-EM-2L. CF not available in 347V.
 2 All CM models offered with T6 envelope G12 lamp base. T6 Lamp included with CM models. Order LL with CM models. Ceramic Metal Halide (CM) is available with (MP) pulse start metal halide or E - Electronic Ballast.
 400W MP must be ordered with LL option to be Title 20 Compliant.
 3 MH products available for non-US markets only.
 4 Small housing offered for 175W and below, CF and LD models. Large housing for 200W-400W. FL door not available with CF or 200-400W models. Polycarbonate lens available in models up to 175W max including LD. Polycarbonate lens not available with full cutoff door or FL models. Solite stipple glass is standard for FL lens. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with solite glass.
 5 LED packages based on 67 CRI/5000K package at 25°C ambient. MH and MP 175W and below are medium base all others are mogul base.
 CF 64, 84, 114 and 140 models are offered in borosilicate glass and full cutoff doors only. In cold temperatures, compact fluorescent lamps produce lower illumination levels. CF 140 models and 400W HPS rated for 25°C.
 6 See Voltage Chart for descriptions. 5T available in 400W MH models only. 90°C Rated wire required for thru-branch wiring for units 175W and lower. 105°C Rated wire required for thru-branch wiring for units 200W and higher. Thru-branch wiring is rated for 40°C for LD and 175W and below. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
 7 347V not available with thru-branch wiring. For 347 or 480V LD specify voltage. ED will be supplied with integral step down transformer. 347V not available with CF lamps.
 8 Available with 70-150W MP or CM lamps. E is standard for all CF models. All electronic ballasts are universal 120-277V.
 9 Not all options can be combined. Only one emergency or battery back-up option available within the fixture. CF Models utilize EMI40, EMI40/2L, CF-EM or CF-EM/2L option for emergency egress. LD Models utilize EM-LED or EMLED-CD options only for battery back-up.
 10 Must specify voltage. F1=120, 277 or 347V. F2=208, 240 or 480V. PE=120, 208, 240 or 277V.
 11 DIMA dimming ballast, specify number of lamps, available for 1 or 2-26W or 1-32W, 1-42W. DIMB available for 2-42W, 1-57W or 1-70W.
 12 SGL optional on HID and CF models only. See note number 4.
 13 Q or EM not available with LD or E electronic ballast. Q or EM Minimum HID wattage is 70 watts. EM/SC available in 120V only. EM/SC not available with LD. Maximum 100W 120V T4 DC Bayonet Quartz lamp. Lamp supplied by others.
 14 QMR, 2QMR, EMMR, 2EMMR & 2EMMR/SC not available with LD or E electronic ballast. Minimum HID wattage is 70 watts.
 15 1 or 2 GU10 base 50W max - 120V Halogen. Lamps supplied by others. EM/SC/MR, 2EM/SC/MR, EM/SC/12V, 2EM/SC/12V not available with LD.
 18 Emergency lamp leads out of the back of the unit to auxiliary power. Lamps independently wired to separate circuits.
 17 Low Voltage 1 or 2 GU5.3 MR16 base, 12V DC, 35W max. Lamps supplied by others.
 18 For use in 25°C ambient operating temperature environments. EMI40, EMI40/2L used for CF lamps. Specify 120 or 277V. EMI40 supports 1-70W CF max. EMI40/2L supports 2-32W CF max. Minimum -18°C/-4°F.
 19 For use in 25°C ambient operating temperature environments. Specify 120 or 277V. CF-EM supports up to 1-57W CF. CF-EM/2L supports 2-18W CF, 18W lamps supplied by others. Minimum temperature is 32°C/0°F.
 20 EMLED-CD available with 4A models only. For use in 25°C ambient operating temperature environments. Specify 120 or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.
 21 Order separately.
 22 Delivered lumens subject to change. Consult IES file for details.

VOLTAGE CHART

DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Tri-Tap	120/277/347 (wired 347V)
5T=5 Tap	120/208/240/277/480 (wired 480V)
E=Electronic Ballast	120-277V (Universal) (50/60 HZ)
ED=Electronic LED Driver	120-277V (Universal) (50/60 HZ)

LAMP TYPE

LAMP TYPE	WATTAGE
Pulse Start Metal Halide	50, 70, 100, 150, 200, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	50, 70, 100, 150, 250, 400W
T6 Ceramic Metal Halide	39, 70, 100, 150W
Compact Fluorescent	(1) 32, (1) 42, (1) 57, (1) 70, (2) 32, (2) 42, (2) 57, (2) 70
LED	2A (2 Package) 28W, 4A (4 Package) 40W

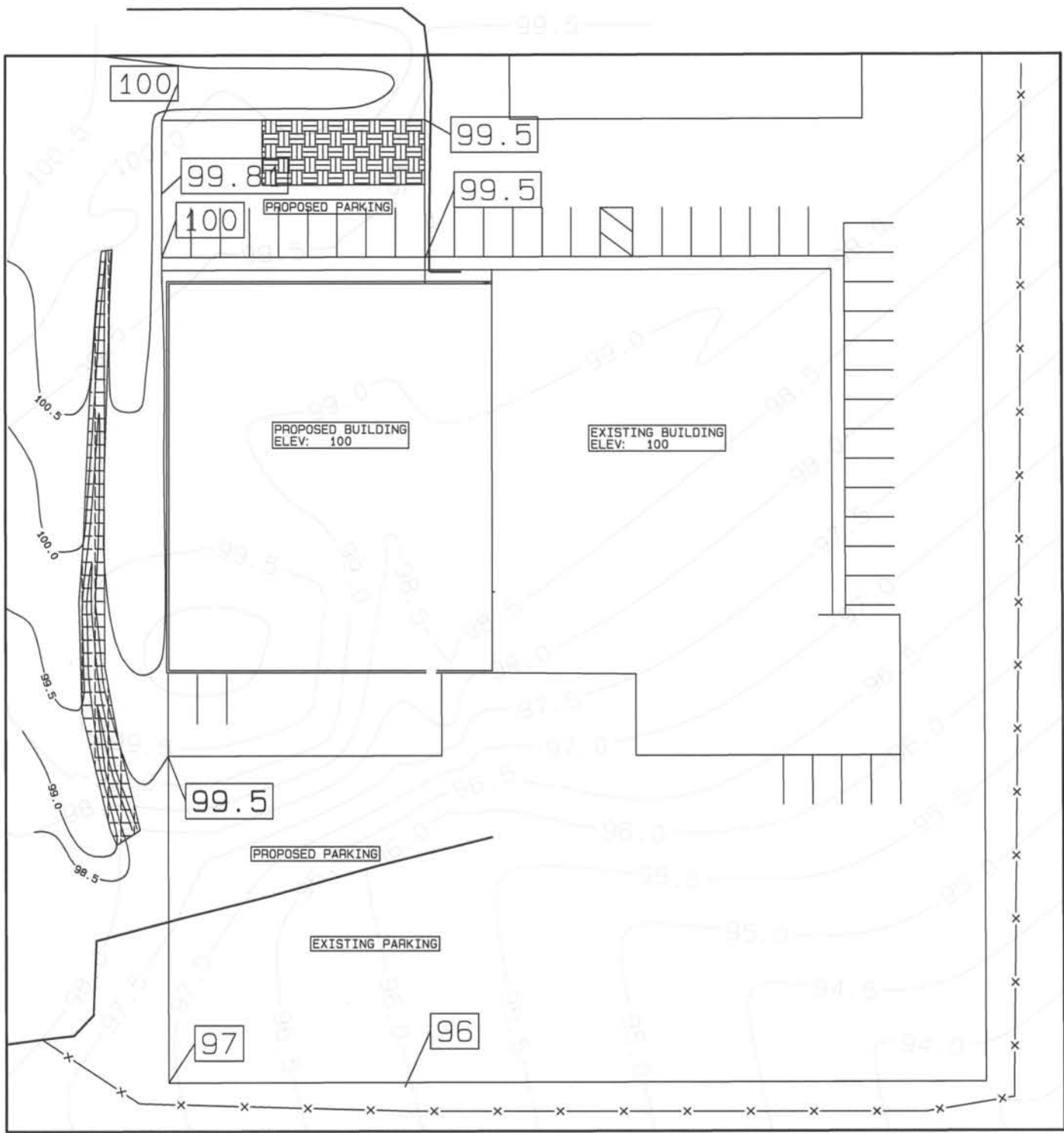


Legend

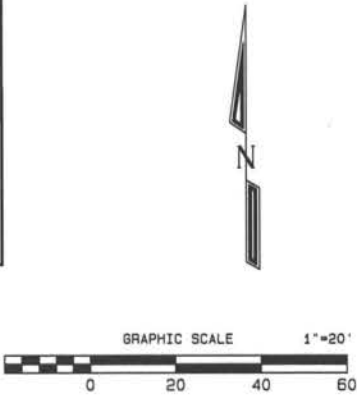
 = Erosion Mat

 = Tracking Pad

 = Silt Fence



1. Proposed impervious surface= 18,249 s.f





Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Date: August 6th, 2012
Re: Requested an amendment to the Conditional Use Permit to increase the hours of operation of the outdoor café to 8 a.m. until the State of Wisconsin "Class B" beer and liquor alcohol license closing time hours (current law closing time is: Monday – Friday 2 a.m.; Saturday and Sunday 2:30 a.m.); to allow for a portable/mini bar use on the patio; and to allow live entertainment on the patio.

Summary of Request

Location: 111 W. Whitewater Street

Current Land Use: Restaurant with Conditional Use Permit for a "Class B" beer and liquor license.

Proposed Use: Same as above with amendments

Current Zoning: B-2 Central Business District

Proposed Zoning: (no change proposed)

Comprehensive Plan's Future Land Use Designation: Central Business

Surrounding Zoning and Land Use:

Zoning

North, East and West: B-2

South: PCD

Current Land Use

Business use on 1st floor and some residential on 2nd floor

Cravath Lakefront Building

Summary of Request

On June 14, 2010, the Plan Commission approved a Conditional Use Permit for the transfer of a "Class B" Liquor License, interior building alterations and a back patio addition for food and drink at 111 W. Whitewater Street for Mr. Christ Christon. Attached to this report are the minutes from the approval.

Mr. Christon, owner of the Lakefront Pub, is applying to amend the CUP to include:

- 1) Increase the hours of the patio operation from 8am to 'bar time'.
- 2) Portable /mini bar use on the patio.
- 3) Live entertainment on the patio.

Please see attached statement from the applicant. No other changes have been indicated from the applicant. The proposed mini-bar dimensions are: 5'W x 4.5' H x 2.5 D. This would be a standard, portable mini-bar.

The Lakefront Pub is 460 feet from the closest residentially zoned, residential use property. This property is east of Cravath Lake. There are other residential uses closer than this, but they are on top of commercial uses, in a B-2 Zoning District.

Noise

A noise disturbance is any noise exceeding the noise level limits. Daytime hours are considered to be seven a.m. to ten p.m. on any given day. The maximum permissible sound level limits in a B-2 Zoning District (measured at the real property boundary):

Daytime Lmax 85 dBA Leg (1 min.) at 75 dBA.

Nighttime Lmax 75 dBA Leg (1 min) 60 dBA

The City does not own a sound-level meter. The Police Department uses the officer's judgment at the time of arrival if the sound is too loud. They take many factors into consideration such as time of day, type of noise, number of complaints, etc. The Police Department does keep track of the complaints on each property.

Section 19.58.090 of the City Code states that no person shall use, operate or cause to be used or operated any sound equipment, upon the public streets or in any building or upon any premises, public or private, if the sound therefrom is plainly audible from any public street or public place within the city.

This does allow exemptions to sound equipment. This includes live music provided, sponsored or funded, in whole or in part, by a governmental entity; church or clock carillons, bells or chimes; recorded music used in nonresidential district in conjunction with civil or religious celebration; etc.

Any person who cannot comply with provisions of this noise ordinance due to technology limitations or in cases of significant hardship, an applicant may apply for a conditional use permit to exceed the provisions above for a specific period of time (19.58.150).

There have been some concerns about equal treatment for approved outdoor patio spaces are being enforced in Whitewater. I have spoken with Captain Uhl regarding inspections of these patios by officers and will report this information at the Plan Commission meeting.

Conditions to be considered for Conditional Use Permit

As of 12:00 p.m. on 8/8/2012, staff did not receive any public comments.

The following conditions should be considered if the Plan and Architectural Review Commission approves the proposed amendments to the conditional use permit for the Lakefront Pub, located at 111 W. Whitewater Street:

1. The applicant shall be required to comply with the conditions approved on 6/14/2010, except for changes that are necessary to meet the conditions for the proposed amendments.
2. The conditional use permit shall run with the applicant and not the land. Any change in ownership will require approval of a conditional use permit for the new owner/operator from the Plan Commission.
3. Maintain the dumpster area in a clean fashion.
4. Adding operational and recording surveillance cameras as stated in the 2010 Plan Commission approval.

5. Any additional lighting added to the patio area must maintain neat and orderly appearance at all times.
6. Expansion of patio hours:
 - a. During the hours the patio is open, the patio area shall be controlled with at least one security personnel. This is consistent with other approvals given in the past for patios space.
 - b. Any expansion of hours will need to comply with the State of Wisconsin “Class B” beer and liquor license closing time hours.
7. Live music components:
 - a. Define limitations of hours for live music, including specific days.
 - b. Limit the maximum number of complaints on live music received within a calendar year.
 - c. Entertainment license would need to change to allow entertainment on the patio.
8. Addition of mini-bar:
 - a. Time limits on when a mini-bar may be used, including specific days.
 - b. Removal of the mini-bar from the patio area when not used.
 - c. Mini-bar must always remain portable.
 - d. May not be used inside as a secondary bar, unless being used in the private party room already established in the restaurant.

If the CUP application with amendments is approved by the Plan Commission, Mr. Christon would need approval for a “Class B Beer and Liquor License” from the Common Council.

Analysis of Proposed Project

Standard	Evaluation	Comments
Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Maybe	Additional noise from the extension of hours and/or entertainment on the patio may cause a nuisance for neighboring uses.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Existing use. Everything has been provided prior to this application.

Standard	Evaluation	Comments
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Yes	There shall be no minimum required ordinance design and dimensional standards or setbacks within the B-2 district.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site as appropriate for “Central Business” uses. This would include pedestrian-orientated uses, which includes restaurants.
The conditional use and structures are consistent with sound planning and zoning principles.	Yes	Project is consistent with the purpose, character and intent of the future land use classification and zoning district.

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

EXCERPT

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR THE TRANSFER OF THE “CLASS B” LIQUOR LICENSE, AND TO REVIEW EXTERIOR BUILDING ALTERATIONS AND A BACK PATIO ADDITION FOR FOOD AND DRINK AT 111 W. WHITEWATER STREET FOR C. CRISTON LLC. Chairperson Torres opened the public hearing for consideration of a conditional use permit application for the transfer of the “Class B” Liquor License, and to review exterior building alterations and a back patio addition for food and drink at 111 W. Whitewater Street for C. Criston LLC.

Zoning Administrator Bruce Parker explained that this is “Novaks Restaurant” which will be changed to “Whitewater Street Restaurant”. The restaurant will be divided up on the interior to make two restaurant areas. There will be a family style restaurant in the front of the building looking out over Whitewater Street and a restaurant/bar area “Lakefront Pub” in the back of the building that will overlook the lake area. The exterior alterations will include removing the canopy, improving the façade, banners along the Whitewater Street side of the building, signage alterations, and installing an outdoor seating area enclosed by a fence in the back of the building. This will be two businesses, a multi-tenant building. Each tenant can have a sign and if there is no freestanding sign, they could have a third wall sign. The signs will have to be worked out with City Staff. The banners would be considered pieces of art to be approved by City Staff. The main entrance will be on the west side of the building, where it is located now. The liquor license area will be changed to include the back patio which will have a 6 foot fence. The patio area will be serviced by “Lakefront Pub”. The businesses will share common bathrooms. There will be a banquet/conference room available.

City Planner Mark Roffers went over the conditions for approval.

Ray Britson asked if the outdoor patio was an open area for smoking.

Christ Criston explained that his family has been in the restaurant business for a long time. “Novaks” has been smoke free for two years. Gus’ Pizza has been smoke free since 2004. The outdoor dining facility will have a section for smokers and non-smokers. They will be serving food, it is a dining facility not a beer garden. There will be two diverse menus. They are trying to create a middle ground for restaurants in Whitewater, between the small restaurant, fast food restaurant and a restaurant like “Randy’s”. They will have satellite radio with two or three speakers for the outside patio area. The radio will be controlled from inside the building. The fence around the patio will be from 4 to 6 feet tall. They want the lake to be visible for everyone. The patio will have heavy outdoor furniture and surveillance cameras. The fencing will be black aluminum which looks like wrought iron. The banners on the building will be historical pictures of downtown Whitewater, with the exception of Old Main, keeping local to this area. There was an old blacksmith shop located at Novak’s address. The Esterly Company and Coburn Company were also located in the area at one time. There will be no additional

lighting. The Whitewater Street Restaurant will be open from 6 a.m. until about 2 or 3 p.m. The Lakefront Pub area would not open until 10:30 a.m. and go to about 10 p.m. Before 10 a.m., the door between the two businesses would be closed. If there are people at the pub after 10 p.m., it will remain open. If not, they will close. Banquets etc. will still be accommodated after the Whitewater Street Restaurant is closed.

Chairperson Torres closed the public hearing.

City Planners Mark Roffers and Megan MacGlashen recommended approval of the conditional use permit associated with the transfer of a Class B liquor license and the proposed exterior alterations for 111 W. Whitewater Street, subject to the following conditions:

1. The applicant shall install the approved site improvements in accordance with the Floor Plans (sheet A1.0) dated 6/8/10, North Elevations (sheet A2.0) dated 6/8/10, South Elevations (sheet A2.1) dated 6/8/10, East Elevations (sheet A2.2) dated 6/8/10, West Elevations (sheet A2.3) dated 6/8/10, and the written proposal included with the applicant's submittal, except as changes to such plans are necessary to meet the conditions that follow.
2. Prior to the issuance of any sign permit or the installation of the banners, the applicant shall submit revised plans for City staff approval that include and illustrate the following:
 - a. Indicate that the "rectangular object" shown above the doorway on the west side of the north elevation is an architectural detail and not another sign.
 - b. Indicate that the existing pole-mounted sign that is located in parking area on the west side of the building will remain until exterior renovations are complete, at which time the sign face shall be relocated to the wall of the building and the pylon sign pole and base shall be completely removed.
 - c. Provide details on the appearance of the banners, including all images and text to be printed on the banners and the appearance of the mounting hardware. In no instance shall the banners be used for business identification or advertising purposes. Banners shall be no larger than 12 square feet per side and be installed no lower than 8 ½ feet above the ground.
 - d. Accurately indicate the dimensions of all wall signage to be placed on the building, subject to the City's sign ordinance. Submit details on the placement, materials, appearance, and illumination of all wall signs. Backlit plastic signage shall not be permitted.
 - e. Indicate that the Whitewater Street Restaurant sign located on the west façade be installed flush with the main building wall. It may be relocated closer to Whitewater Street if visibility would otherwise be affected.
 - f. Indicate that all wall signs will be lit with external, down-cast lighting
3. The outdoor patio shall be operated in accordance with the following standards:
 - a. The outdoor patio shall be maintained in a neat and orderly manner at all times. Debris and all alcohol containers shall be removed from the patio and surrounding areas as necessary during the day and again at the close of each business day.
 - b. Alcohol may be served on the outdoor patio only under the following conditions:
 - i. The outdoor patio is listed on the alcohol license as being part of the licensed premises, and all conditions associated with the granting of a liquor license for the outdoor patio are met and maintained at all times.

- ii. Alcohol is served by the licensee or the licensee's employees in compliance with alcohol beverage laws, ordinances, and regulations.
 - iii. Alcohol is sold and served by the licensee or licensee's employees and sold or served only to patrons seated at tables in the outdoor patio.
 - iv. The business owner does not allow patrons of the outdoor patio to bring alcohol into the outdoor patio from another location, nor to carry containers of alcohol served in the outdoor patio to areas outside of the outdoor patio area (except into the building).
 - v. The bar from which the alcohol is dispensed is located indoors and is not located on the outdoor patio. No service bar, or any other or drink preparation, storage area, refrigeration apparatus, is located on the outdoor patio.
 - vi. No alcohol is served or consumed on the patio after 12 a.m. or before 10 a.m.
- c. Maximum occupancy of the outdoor patio (excluding "on-the-clock" employees) shall be no greater than the number of seats provided in that area, or the occupancy otherwise permitted by city or state rules, whichever is fewer.
 - d. All tables located in the outdoor patio shall match one another and have compatible chairs/stools. All tables and chairs/stools shall be durable and weather resistant, and shall not advertise the business or any product, whether such product is available at the business or not. Umbrellas and other decorative material are made of treated wood, canvas, cloth, or similar material that is manufactured to be fire-resistant.
- 4. The uses on the property shall comply at all times with the City's noise ordinance, and may be inspected by the City at any time to ensure such compliance.
 - 5. The conditional use permit for the sale of alcohol by the bottle or glass shall run with the property owner and not the land.

Moved by Binnie and Coburn to approve the conditional use permit for the transfer of the "Class B" Liquor License and make the recommendation to the City Council; and approve the exterior alterations and a back patio addition for food and drink at 111 W. Whitewater Street for C. Christon LLC. based on the conditions of the City Planners. Motion approved by unanimous roll call vote.



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of August 2012 at 6:00 p.m. to hold a public hearing for consideration of an amendment to the Conditional Use Permit to increase the hours of operation of the outdoor café to 8 a.m. until the State of Wisconsin "Class B" liquor alcohol licensee closing time hours (current law closing time is: Mon-Fri 2 a.m.; Sat and Sun 2:30 a.m.); to allow for portable/mini bar use on the patio; and to allow live entertainment on the patio at 111 W. Whitewater Street (Lakefront Pub) for Christ Christon.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540


Natasha Birkeland, Neighborhood Services Manager/City Planner

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

R&B BRASS RAIL CORP
130 W. MAIN ST
WHITEWATER WI, 53190

CBP PROPERTIES LLC
PO BOX 528
WHITEWATER WI, 53190

WATSON & SCHARINE
136 W MAIN ST
WHITEWATER WI, 53190

ILMI SHABANI
ANIFE SHABANI
140 W MAIN ST
WHITEWATER WI, 53190

MIKNA, LLC
C/O AROPA DESIGNS
144 W MAIN ST
WHITEWATER WI, 53190

WOKES LLC
146 W MAIN ST
WHITEWATER WI, 53190

JOSE J BARAJAS
JUANA BARAJAS
409 BUCKINGHAM BLVD
WHITEWATER WI, 53190

MARY E KETTERHAGEN
KETTERHAGEN LIVING TRUST
1631 PEARSON CT
WHITEWATER WI, 53190

DONALD E LIGGETT TRUST
P. O. BOX 223061
PRINCEVILLE HI, 98722

DLK ENTERPRISES INC
P. O. BOX 239
WHITEWATER WI, 53190

141 W MAIN STREET BUILDING LLC
N1103 PECHOUS LN
WHITEWATER WI, 53190-5500

TRIPLE J PROPERTIES LLC
W335 S2539 MORRIS RD
DOUSMAN WI, 53118

RUSSELL R WALTON
KIM A WALTON
1005 W MAIN ST
SUITE C
WHITEWATER WI, 53190

LAKEVIEW CENTER, LLC
147 W. MAIN ST
WHITEWATER WI, 53190

AUREL BEZAT
DANIELA BEZAT
149 W. MAIN ST
WHITEWATER WI, 53190-0300

TRIPLE J PROPERTIES LLC
543 A J ALLEN CIRCLE
WALES WI, 53183

TRIPLE J PROPERTIES LLC
543 A J ALLEN CIRCLE
WALES WI, 53183

TRIPLE J PROPERTIES LLC
543 AJ ALLEN CIRCLE
WALES WI, 53183

BULLDOG INVESTMENTS LLC
N6927 GREENLEAF COURT
ELKHORN WI, 53121

WALTON DISTRIBUTING LLC
1005 WEST MAIN ST
WHITEWATER WI, 53190

WALTON DISTRIBUTING LLC
1005 WEST MAIN ST
WHITEWATER WI, 53190

HANTROPP PROPERTIES LLC
C/O STEFFEN & ROBYN HANTROPP
158 W WHITEWATER ST
WHITEWATER WI, 53190

DENNIS M KNOPP
323 S JANESVILLE ST
WHITEWATER WI, 53190

WILLIAM V OSBORNE II
REBECCA P ANDERSON
12648 GLACIAL CREST DR
WHITEWATER WI, 53190

EDWARD W HAMILTON
ROXANNE A HAMILTON
PO BOX 736
WHITEWATER WI, 53190

EDWARD W HAMILTON
ROXANNE HAMILTON
PO BOX 736
WHITEWATER WI, 53190

TRIPLE J PROPERTIES LLC
W335 S2539 MORRIS RD
DOUSMAN WI, 53118

TRIPLE J PROPERTIES LLC
W335 S2539 MORRIS RD
DOUSMAN WI, 53118

~~CITY OF WHITEWATER
CITY HALL
WHITEWATER WI, 53190~~

~~WISCONSIN DAIRY SUPPLY
P. O. BOX 239
WHITEWATER WI, 53190-3900~~

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

~~WISCONSIN DAIRY SUPPLY
P. O. BOX 239
WHITEWATER WI, 53190-3900~~

~~CITY OF WHITEWATER
P. O. BOX 178
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

~~CC PROPERTY DEVELOPMENT LLC
111 W WHITEWATER ST
WHITEWATER WI, 53190~~

~~CC PROPERTY DEVELOPMENT LLC
111 W WHITEWATER ST
WHITEWATER WI, 53190~~

~~CC PROPERTY DEVELOPMENT LLC
111 W WHITEWATER ST
WHITEWATER WI, 53190~~

~~CC PROPERTY DEVELOPMENT LLC
111 W WHITEWATER ST
WHITEWATER WI, 53190~~

~~WISCONSIN DAIRY SUPPLY CO
PO BOX 239
WHITEWATER WI, 53190-3900~~

~~WISCONSIN DAIRY SUPPLY CO
P. O. BOX 239
WHITEWATER WI, 53190-3900~~

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

~~R&B BRASS RAIL CORP
130 W. MAIN ST.
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
312 W. WHITEWATER ST.
WHITEWATER WI, 53190~~

~~DONNA JOANNE HENRY
347 S. JANESVILLE ST
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
CITY HALL
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

~~STATE OF WISCONSIN
DEPT OF TRANSPORTATION
MADISON WI, 53702~~



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 111 W. Whitewater St
Owner's Name: Christ G. Christman - CC Property Development, LLC
Applicant's Name: Christ G. Christman
Mailing Address: 111 W. Whitewater St, Whitewater WI 53190
Phone #: 262-949-5671 Email: CCCHRISTMAN@GMAIL.COM
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): 1 TR 00004
~~PT Lot 4 + All of Lot 3 Blk 1~~

Existing and Proposed Uses:

Current Use of Property: Restaurant with Bar
Zoning District: Business - Zone 2 (Central Business)
Proposed Use: Extend hours of operation for pub from 10am-12am to 8am - Bar/Club

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
 2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
 3. All buildings and structures: location, height, materials and building elevations.
 4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
 5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
 6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
 7. Access: pedestrian, vehicular, service. Points of ingress and egress.
 8. Loading: location, dimensions, number of spaces, internal circulation.
 9. Landscaping: including location, size and type of all proposed planting materials.
 10. Floor plans: of all proposed buildings and structures, including square footage.
 11. Signage: location, height, dimensions, color, materials, lighting and copy area.
 12. Grading /drainage plan of the proposed site.
 13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
 14. Outdoor storage, where permitted in the district: type, location, height of screening devices.
- **Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	Will not Create Nuisance. Currently no problems or reported Conflicts - Improvement increase value of current property See written See typed Statement in packet See Packet
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Everything is Currently provided or in Existence See Packet
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	YES See Packet
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes See Packet

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 7/10/12

Printed: Christ G. Christensen

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. \$100.00 fee filed on 7-16-12. Received by: NS Receipt #: 6.009988
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on Aug 2, 2012.
- 3) Notices of the Public Hearing mailed to property owners on July 31, 2012.
- 4) Plan Commission holds the PUBLIC HEARING on Aug. 13, 2012. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for

Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally

6

submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Sup to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

****Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Christ G. Christen

Applicant's Mailing Address: 274 Woodland Dr.

Whitewater, WI 53190

Applicant's Phone Number: 262-944-5671

Applicant's Email Address: CGChristen@GMAIL.COM

Project Information:

Name/Description of Development: _____

Address of Development Site: 111 W. Whitewater St., Whitewater WI 53190

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

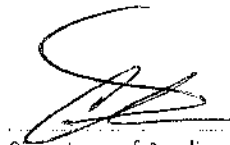
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.


Signature of Applicant/Petitioner

Chris G. Chiriac
Printed Name of Applicant/Petitioner

7/16/12
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

Proposal For:

MODIFYING OPERATING HOURS OF PATIO
LOCATED AT LAKEFRONT PUB.

CHRIST G. CHRISTON

274 WOODLAND DR.

WHITEWATER, WI 53190

P:262.949.5671

E: CGCHRISTON@GMAIL.COM

Statement of use, including type of business with number of employee by shift.

The current use for the site being reviewed is of two (2) restaurants. The restaurants are Whitewater Street Restaurant, a traditional American family style establishment, and the Lakefront Pub, a modern contemporary bar & grill style restaurant. It is difficult to specify exactly how many employees are working per shift because the food industry's business fluctuates due to many variables, especially in a college town. I can say at the slow points there are as few as 3 employees working between both restaurants. At the busiest of point it is as high as 15 employees.

The main purpose of this application is to seek permission to modify the following:

- 1) Hours of operation permitted for the outdoor dining patio that is attached to the Lakefront Pub.
- 2) Portable/Mini bar use on the patio.
- 3) Live entertainment on the patio.

1) Current city operation is restricted between the hours of 10am-Midnight. I am seeking to change the hours from 8:00am – Pub Closing. The reasons for the change are the following: 1) I am considering starting a Saturday and Sunday brunch at Lakefront Pub so that customers can enjoy eating breakfast outside overlooking the Cravath Lakefront. 2) I would like to extend the closing time of the patio in accordance to the legal limits of the pub operating hours. Public interest in extending the patio times would allow customers to continue dining in an outdoor environment later into the evenings. Extended times will create the opportunity to hold private events/parties on the patio as well as creating a social "beer garden" area where patrons can socially drink and are able to smoke. Having this area will help to deter patrons from attempting to leave the building with a drink in hand so that they can smoke.

To help monitor the patio, I am currently working with the Digital Innovations on setting up a camera system which oversees the Lakefront Pub, the patio, and the parking area. The camera system will allow us to maintain a fun and safe environment for our patrons. The outdoor patio helps to make the Lakefront Pub a dining destination in Whitewater.

2) At this current time, I am not allowed to have any type of portable bar on the patio. A portable wet bar would greatly benefit the Lakefront Pub in many ways. On special days (homecoming, graduation) a portable bar outside will allow business operations to run much smoother, creating a more pleasant atmosphere in the Pub. In addition, a portable wet bar will place another employee on the patio to supervise the area on these traditionally busy occasions. Lastly, a portable wet bar is an attractive option for those looking to book a private party, creating more business for the restaurant.

3) Private parties have shown a strong interest in booking live music for the patio and I would like to have this feature available. I would follow the same noise restrictions that the city allows for the concerts held only a few hundred feet away at the Cravath Lakefront.

Scaled Plot : See Attachment (Survey)

All buildings and structures: See Attachment (Survey.)

Lighting Plan:

The current lighting system on the patio consists of an outdoor light placed above each of doorways that lead from the inside of the Lakefront Pub to the patio. As the cooler months arrive I will be placing propane decorative heaters on the patio to help make the environment more comfortable for patrons. These heaters also have light sources that will be displayed. Also, I plan to decorate the patio with Christmas lights come December.

Elevation Drawings: see attachments by Coldspring Design

Off-Street Parking: See attachment. (City of Whitewater downtown Parking Map)

Access: See Attachment (Survey)

Loading: N/A

Floor Plans: See Attachment

Signage: No changes proposed

Grading: None proposed

Waste Facilities: see Attachment (Survey Map)

Outdoor Storage: N/A

Standards

A: That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduces value of other property.

The purpose of modifying the conditional use permit is to extend the business hours on the patio, alter the lighting and potentially have live music outside. The primary use of the property is to continue to be run as a restaurant. At time of this application, food sales of the Lakefront Pub contribute to 51% of its Gross Income. Since the business is located downtown, I feel that it will in no way be a nuisance to the residential community. I am not requesting any changes that other businesses in the downtown area do not already have or the City of Whitewater itself does not conduct.

B: The utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.

The existing business are located between two parking lots, one being part of the property with the other being a public lot. There will not be any improvements required to the access road, city sidewalks, or parking areas for the proposed changes.

C: That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance.

The property is zoned B-2, which conforms to the use requirements of the license set forth by local officials. The proposed change to the property does conform to the city regulations. Again, I am not requesting any changes that other businesses in the downtown area do not already have or the City of Whitewater itself does not conduct.

D: That the conditional use conforms to the purpose and intent of the City Master Plan.

One of Whitewater's goals is to revitalize the downtown area. The modification of this permit will help make this restaurant a more desirable business to visit. In doing so, it will be attracting more people downtown creating consumer flow in the area and potentially more customers for other businesses.

Mark L. Miritz

N9330 Knutson Drive
 Whitewater, WI 53190
 Phone: (262) 495-3284
 FAX : (262) 495-8421
 AND-MARKSURVEYING.COM

OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 4, TOWN 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY,
WISCONSIN.

OWNER:
GEORGE CHRISTON AND KARON M. CHRISTON
2000 REVOCABLE TRUST DATED JUNE 6, 2000

NOTES:

NOTES:
THIS CURVEY RETRACES A PREVIOUS PLAT OF SURVEY
PREPARED BY JAMES K. LANGOHE DATED 3/3/48 AND ON
RECORD WITH THE WALWORTH COUNTY SURVEYOR'S OFFICE
AS SURVEY NO. 010-802.

AN EASEMENT TO FACILITATE ACCESS TO WASTE DUMPSTERS ON THE CITY OF WHITEWATER'S PARKING LOT WAS SIGNED MAY 17, 1990 AND IS ON RECORD AT THE CITY OF WHITEWATER'S CITY CLERK'S OFFICE. THE LEGAL DESCRIPTION IS SUPPORTED WITH "EXHIBIT C", WHICH SHOWS THE AREA AS TWO PARKING STALLS.

[illegible][illegible]

Độc, Ng. 692B40

[illegible][illegible]

DOC. NO. 692839

[illegible]

JAN 25 2008

CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD
66' WIDE

ACCESS EASEMENT - SEE NOTE
LEGAL DESCRIPTION

CONJUNCTION TO THE SOUTH-WEST CORNER OF WORTH-
WATER PROPERTY, CHENNAK AS TAX PARCEL NUMBER
TWO; THE NORTH-WEST APPROXIMATELY 60 ALONG
THE WEST LINE OF TAX PARCEL NUMBER TWO (EAST
LINE OF THE CHRISTIANITY TAX PARCEL NUMBER THA-
TEN EAST-NORTH-EAST 30' TO THE EXISTING WHISKEY
WATER PARKING LOT DELINEATED WITH NORTH-SOUTHEAST
PARALLEL TO THE WEST PROPERTY LINE OF TAX PARCEL
NUMBER TWO TO THE SOUTHERD BOUND OF WAY THEN BACK
TO THE PLACE OF BEGINNING.

LEGEND

- | | |
|---------|--|
| | POLARIS HONOR RIDE |
| | POLING CROSS ROAD |
| | PEW SAW CREEK IN CONCRETE |
| | DEE MEY BOB, JIM LOUZE RECEPTION
LOS ANGELES CA 90007 8/1 - 03A |
| (E E) | RECEIVED BY COMMISSION |
| | CONTINUED THROUGH TANK |

SCALE: 1" = 20 FEET

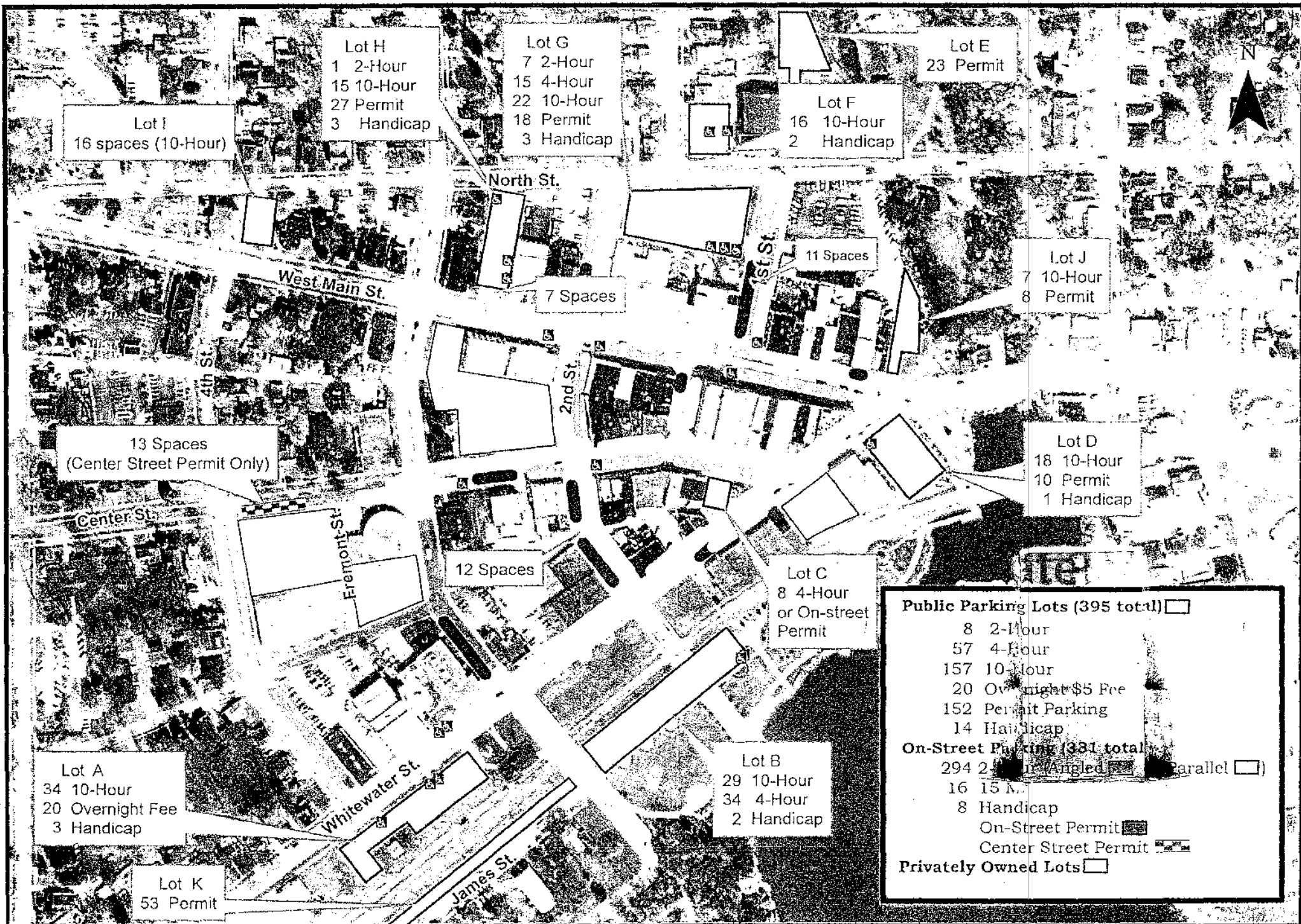
[illegible]

MARK L. WHITE
WISCONSIN REGISTERED
LAND SURVEYOR 5-2F82
DATE: NOV. 13, 2007 JOB NO. 07-110

1TR-4 1TR-5 1TR-6

010-842

Public Parking Downtown Whitewater



COLD SPRING DESIGN, LLC

222 SOUTH MAIN STREET - FORT ATKINSON, WI 53538
(920)568-9530 - WWW.COLDSPRINGDESIGN.NET

111 WEST WHITEWATER INTERIOR RENOVATION

DRAWING INDEX:

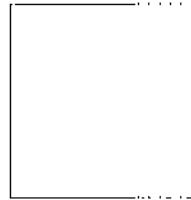
GENERAL

TSO.0 TITLE SHEET / CODE INFORMATION

ARCHITECTURAL

A1.0 FIRST FLOOR PLANS
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A2.3 EXTERIOR ELEVATIONS

SEAL



JEFFERSON
COUNTY

LOCATION MAP



VICINITY MAP

OWNER:

CHRIST CHRISTON
139 WEST CENTER STREET
WHITEWATER, WI 53190
PHONE: (XXX)XXX-XXXX
CONTACT: CHRIST CHRISTON

ARCHITECT / ENGINEER:

COLD SPRING DESIGN, LLC
222 SOUTH MAIN STREET
FORT ATKINSON, WI 53538
PHONE: (920)568-9530
CONTACT: CONOR NELAN

PROJECT INFORMATION:

Building Area: 7,424 sq ft
Building Height: 1 Story on grade
Use & Occupancy Classification: 17'-0" Grade to top of roof
Assembly Group: A-2
Construction Type: Type IX, Fully automatic fire sprinkler system
Exterior walls of (NON-combustible) construction
X-Hour fire rating for structure, walls, roof
Capacity of Buildings: XXX Persons maximum
Required Exits: XX Exits (XX building exits on plan)
Accessible Route: TBD
Sanitary Facilities: TBD
Level of Alteration: Level 2



222 South Main Street
Fort Atkinson, WI 53538
P (920)568-9530
F (920)568-9531

ISSUE

#	DATE	DESCRIPTION

PRELIMINARY - NOT FOR CONSTRUCTION

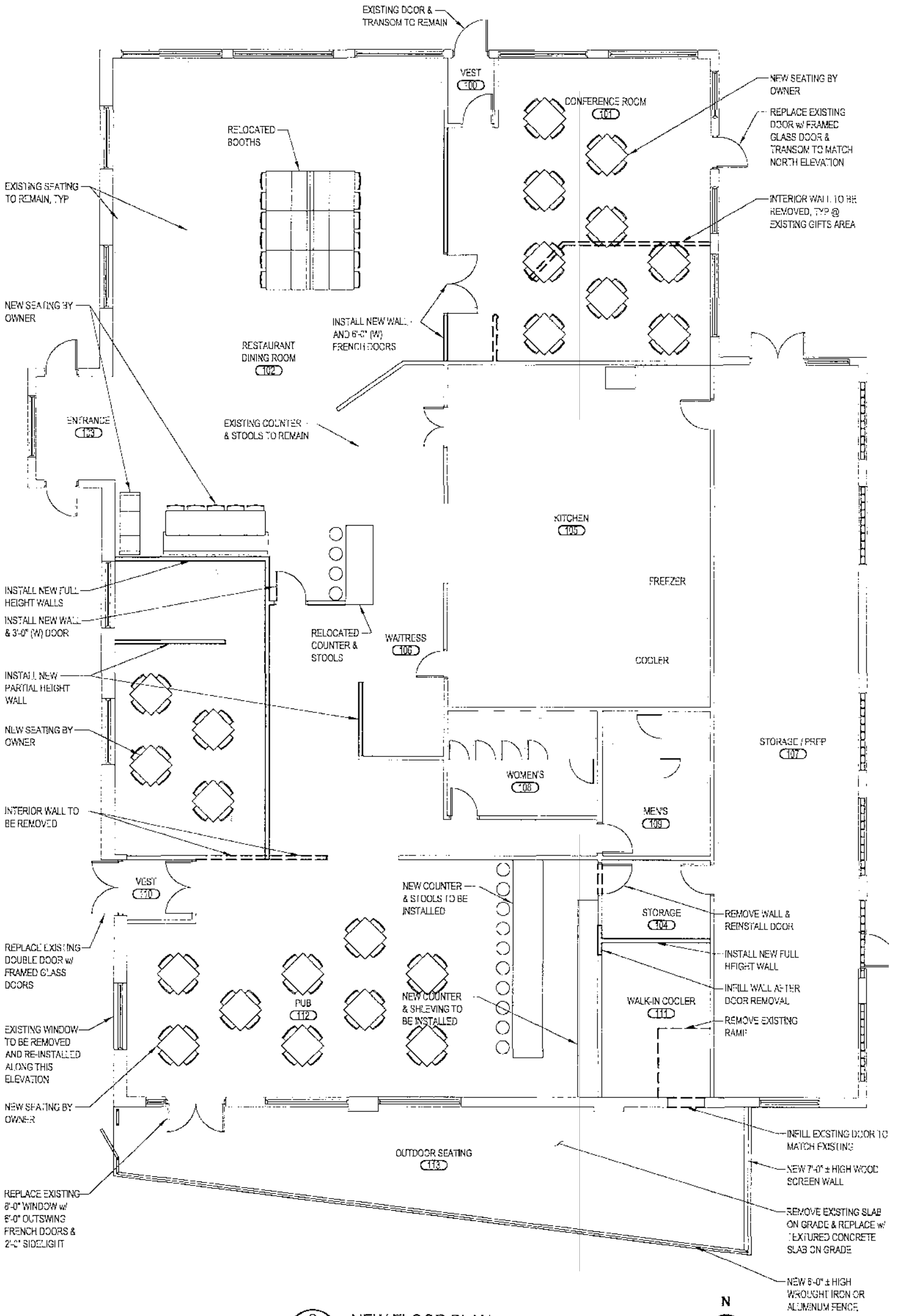
111 WEST WHITEWATER
STREET INTERIOR RENOVATION
111 W. WHITEWATER ST. - WHITEWATER, WI 53190

CSD PROJECT # 10921A

SCALE: AS NOTED
DRAWN BY: JCN
CHECKED BY: JCN

TITLE SHEET

TSO.0



2
A1.0

NEW FLOOR PLAN

SCALE: 1/8" = 1'-0"



[illegible]

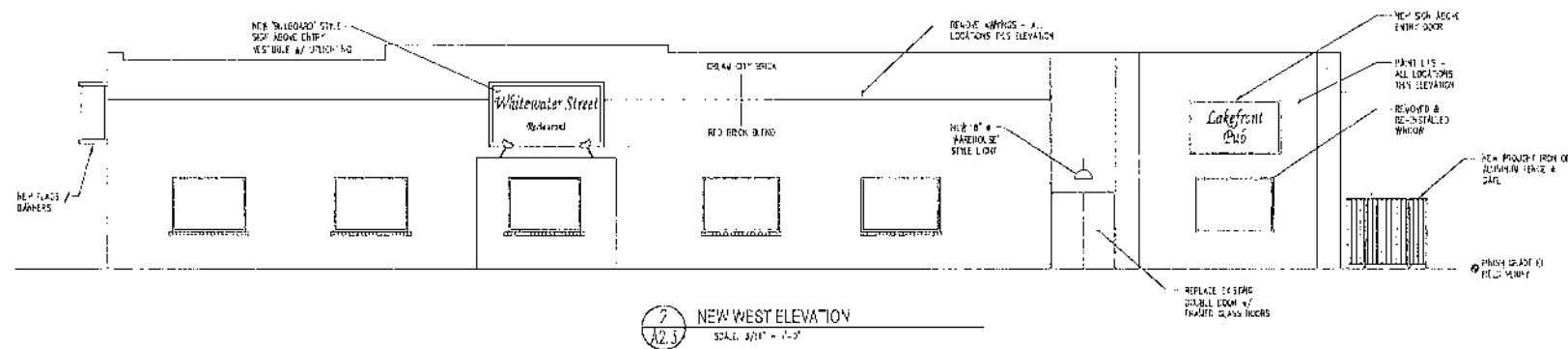
111 WEST WHITEWATER
STREET INTERIOR RENOVATION
111 W. WHITEWATER ST - WHITEWATER, WI 53190

CD PROJ/LULI #1 'EX225A'

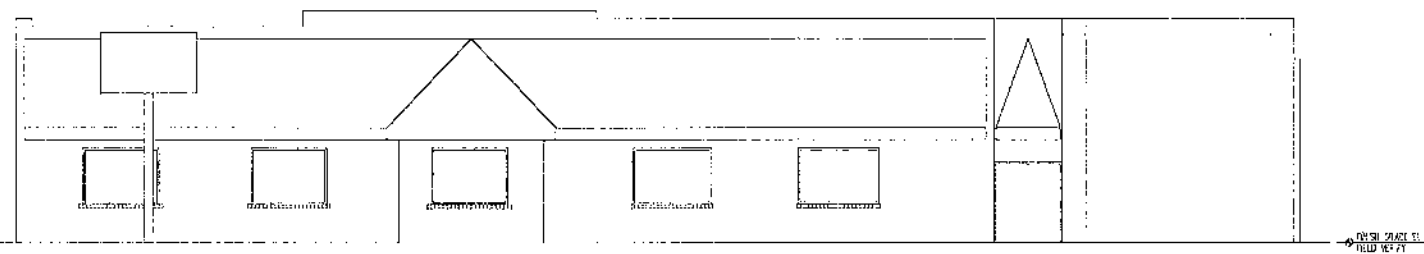
SCALE:	AS NOTED
DATE:	05/06/2021
DRAWN BY:	AAH
CHECKED BY:	CFN

ELEVATIONS

A2.3



7
12.5 NEW WEST ELEVATION
SOL. 5/18" = 1-3"

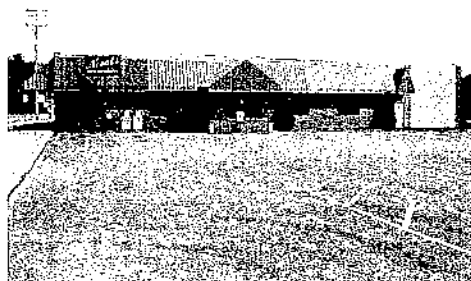


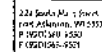
1
47.3

EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION





055173

[illegible]

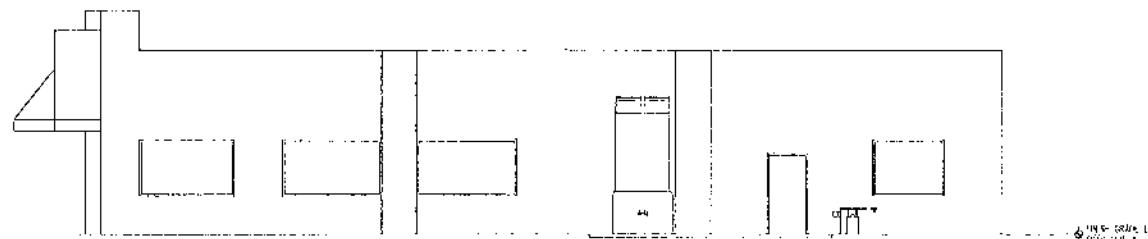
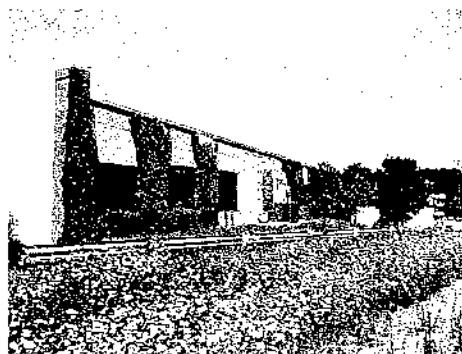
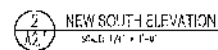
111 WEST WHITEWATER
STREET INTERIOR RENOVATION
111 W. WHITEWATER ST. - WHITEWATER, WI 53190

CSD PROJECT #: 100234

SCALE	AS NOTED
DATE	05/05/2010
DRAWN BY	AAE
CHECKED BY	CW

ELEVATIONS

A2.1



EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION